

Form No. S16-I
表格第 S16-I 號

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

2023年6月9日

此文件在 收到。城市規劃委員會
只會在收到所有必要的資料及文件後才正式確認收到
的日期。

This document is received on
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Applicable to proposals not involving or not only involving
適用於建議不涉及或不祇涉及：

- (i) Construction of "New Territories Exempted House(s)";
興建「新界豁免管制屋宇」；
- (ii) Temporary use/development of land and/or building not exceeding 3 years in
rural areas; and
位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展；及
- (iii) Renewal of permission for temporary use or development in rural areas
位於鄉郊地區的臨時用途或發展的許可續期

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form
填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made
「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a 「✓」 at the appropriate box 請在適當的方格內上加上「✓」號

2301478

30/5 by hand

Form No. S16-I 表格第 S16-I 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A/I-TC TC/65
	Date Received 收到日期	- 9 JUN 2023

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會 (下稱「委員會」) 秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>), 亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

Link Properties Limited

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

PlanPlus Consultancy Limited

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input type="checkbox"/> Site area 地盤面積 sq.m 平方米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 1,211 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有) sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	Approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/24
(e) Land use zone(s) involved 涉及的土地用途地帶	"Residential (Group A)"
(f) Current use(s) 現時用途	Car park (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 –

☒ is the sole "current land owner"^{#&} (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」^{#&} (請繼續填寫第 6 部分，並夾附業權證明文件)。

☐ is one of the "current land owners"^{#&} (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」^{#&} (請夾附業權證明文件)。

☐ is not a "current land owner"[#].
並不是「現行土地擁有人」[#]。

☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

(a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)"[#].
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」[#]。

(b) The applicant 申請人 –

☐ has obtained consent(s) of "current land owner(s)"[#].
已取得 名「現行土地擁有人」[#]的同意。

Details of consent of "current land owner(s)" [#] obtained 取得「現行土地擁有人」 [#] 同意的詳情		
No. of "Current Land Owner(s)" 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified “current land owner(s)”[#]
已通知 名「現行土地擁有人」[#]。

Details of the “current land owner(s)” [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of ‘Current Land Owner(s)’ 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the “current land owner(s)” on _____ (DD/MM/YYYY)^{#&}
於 _____ (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在指定報章就申請刊登一次通知[&]
- ☐ posted notice in a prominent position on or near application site/premises on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☐ sent notice to relevant owners’ corporation(s)/owners’ committee(s)/mutual aid committee(s)/management office(s) or rural committee on _____ (DD/MM/YYYY)[&]
於 _____ (日/月/年)把通知寄往相關的業主立案法團／業主委員會／互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application.

註：可在多於一個方格內加上「✓」號

申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

- ☒ Type (i) Change of use within existing building or part thereof
第(i)類 更改現有建築物或其部分內的用途
- ☐ Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程
- ☐ Type (iii) Public utility installation / Utility installation for private project
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置
- ☐ Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制
- ☐ Type (v) Use / development other than (i) to (iii) above
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置用途，請填妥於附件的表格。

(i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	1,211 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	Proposed Training Centre and Eating Place (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)		
(c) Number of storeys involved 涉及層數	1	Number of units involved 涉及單位數目	N/A
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 N/A sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 1,211 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
	Total 總計 1,211 sq.m 平方米 <input checked="" type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	5	Car Park	An integrated Training Centre (for Multimedia and Cafe) and a Food Bank

(ii) For Type (ii) application 供第(ii)類申請

<p>(a) Operation involved 涉及工程</p>	<p><input type="checkbox"/> Diversion of stream 河道改道</p> <p><input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約</p> <p><input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約</p> <p>(Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用圖則顯示有關土地/池塘界線, 以及河道改道、填塘、填土及/或挖土的細節及/或範圍)</p>
<p>(b) Intended use/development 有意進行的用途/發展</p>	

(iii) For Type (iii) application 供第(iii)類申請

<p>(a) Nature and scale 性質及規模</p>	<p><input type="checkbox"/> Public utility installation 公用事業設施裝置</p> <p><input type="checkbox"/> Utility installation for private project 私人發展計劃的公用設施裝置</p> <p>Please specify the type and number of utility to be provided as well as the dimensions of each building/structure, where appropriate 請註明有關裝置的性質及數量, 包括每座建築物/構築物(倘有)的長度、高度和闊度</p> <table border="1" data-bbox="507 1400 1452 1892"> <thead> <tr> <th>Name/type of installation 裝置名稱/種類</th> <th>Number of provision 數量</th> <th>Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>(Please illustrate on plan the layout of the installation 請用圖則顯示裝置的布局)</p>	Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)									
Name/type of installation 裝置名稱/種類	Number of provision 數量	Dimension of each installation/ building/structure (m) (LxWxH) 每個裝置/建築物/構築物的尺寸 (米)(長 x 闊 x 高)											

(iv) For Type (iv) application 供第(iv)類申請

(a) Please specify the proposed minor relaxation of stated development restriction(s) and **also fill in the proposed use/development and development particulars in part (v) below** –

請列明擬議略為放寬的發展限制並填妥於第(v)部分的擬議用途/發展及發展細節 –

- ☐ Plot ratio restriction From 由 to 至
地積比率限制
- ☐ Gross floor area restriction From 由sq. m 平方米 to 至sq. m 平方米
總樓面面積限制
- ☐ Site coverage restriction From 由% to 至%
上蓋面積限制
- ☐ Building height restriction From 由m 米 to 至 m 米
建築物高度限制
From 由 mPD 米 (主水平基準上) to 至mPD 米 (主水平基準上)
From 由 storeys 層 to 至 storeys 層
- ☐ Non-building area restriction From 由m to 至 m
非建築用地限制
- ☐ Others (please specify)
其他 (請註明)

(v) For Type (v) application 供第(v)類申請

(a) Proposed use(s)/development
擬議用途/發展

(Please illustrate the details of the proposal on a layout plan 請用平面圖說明建議詳情)

(b) Development Schedule 發展細節表

- Proposed gross floor area (GFA) 擬議總樓面面積 sq.m 平方米 ☐ About 約
- Proposed plot ratio 擬議地積比率 ☐ About 約
- Proposed site coverage 擬議上蓋面積 % ☐ About 約
- Proposed no. of blocks 擬議座數
- Proposed no. of storeys of each block 每座建築物的擬議層數 storeys 層
☐ include 包括 storeys of basements 層地庫
☐ exclude 不包括 storeys of basements 層地庫
- Proposed building height of each block 每座建築物的擬議高度 mPD 米(主水平基準上) ☐ About 約
..... m 米 ☐ About 約

☐ Domestic part 住用部分

GFA 總樓面面積 sq. m 平方米 ☐ About 約

number of Units 單位數目

average unit size 單位平均面積 sq. m 平方米 ☐ About 約

estimated number of residents 估計住客數目

☐ Non-domestic part 非住用部分

☐ eating place 食肆 sq. m 平方米 ☐ About 約

☐ hotel 酒店 sq. m 平方米 ☐ About 約

(please specify the number of rooms
請註明房間數目)

☐ office 辦公室 sq. m 平方米 ☐ About 約

☐ shop and services 商店及服務行業 sq. m 平方米 ☐ About 約

☐ Government, institution or community facilities
政府、機構或社區設施 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

☐ other(s) 其他 (please specify the use(s) and concerned land
area(s)/GFA(s) 請註明用途及有關的地面面積／總
樓面面積)

☐ Open space 休憩用地

☐ private open space 私人休憩用地 sq. m 平方米 ☐ Not less than 不少於

☐ public open space 公眾休憩用地 sq. m 平方米 ☐ Not less than 不少於

(c) Use(s) of different floors (if applicable) 各樓層的用途 (如適用)

[Block number] [座數]	[Floor(s)] [層數]	[Proposed use(s)] [擬議用途]
.....
.....
.....
.....
.....

(d) Proposed use(s) of uncovered area (if any) 露天地方 (倘有) 的擬議用途

.....

.....

.....

.....

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7. Anticipated Completion Time of the Development Proposal 擬議發展計劃的預計完成時間

Anticipated completion time (in month and year) of the development proposal (by phase (if any)) (e.g. June 2023)
擬議發展計劃預期完成的年份及月份 (分期 (倘有)) (例: 2023 年 6 月)
(Separate anticipated completion times (in month and year) should be provided for the proposed public open space and Government, institution or community facilities (if any))
(申請人須就擬議的公眾休憩用地及政府、機構或社區設施 (倘有) 提供個別擬議完成的年份及月份)

2024 Q3

8. Vehicular Access Arrangement of the Development Proposal 擬議發展計劃的行人車通道安排

<p>Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物?</p>	<p>Yes 是</p>	<p><input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用))</p> <p>Yat Tung Street</p> <p><input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度)</p> <p><input type="checkbox"/></p>
<p>Any provision of parking space for the proposed use(s)? 是否有為擬議用途提供停車位?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Private Car Parking Spaces 私家車車位 _____</p> <p>Motorcycle Parking Spaces 電單車車位 _____</p> <p>Light Goods Vehicle Parking Spaces 輕型貨車泊車位 _____</p> <p>Medium Goods Vehicle Parking Spaces 中型貨車泊車位 _____</p> <p>Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
<p>Any provision of loading/unloading space for the proposed use(s)? 是否有為擬議用途提供上落客貨車位?</p>	<p>Yes 是</p>	<p><input type="checkbox"/> (Please specify type(s) and number(s) and illustrate on plan) 請註明種類及數目並於圖則上顯示</p> <p>Taxi Spaces 的士車位 _____</p> <p>Coach Spaces 旅遊巴車位 _____</p> <p>Light Goods Vehicle Spaces 輕型貨車車位 _____</p> <p>Medium Goods Vehicle Spaces 中型貨車車位 _____</p> <p>Heavy Goods Vehicle Spaces 重型貨車車位 _____</p> <p>Others (Please Specify) 其他 (請列明) _____</p> <p>_____</p> <p>_____</p>
	<p>No 否</p>	<p><input checked="" type="checkbox"/></p>

9. Impacts of Development Proposal 擬議發展計劃的影響

If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures.

如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。

Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動?	Yes 是 No 否	<input checked="" type="checkbox"/> Please provide details 請提供詳情 Please refer to the Planning Statement. <input type="checkbox"/>																													
Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程? (Note: where Type (ii) application is the subject of application, please skip this section. 註：如申請涉及第(ii)類申請，請跳至下一條問題。)	Yes 是 No 否	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地/池塘界線，以及河道改道、填塘、填土及/或挖土的細節及/或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約 <input checked="" type="checkbox"/>																													
Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響?	<table border="0"> <tr> <td>On environment 對環境</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On traffic 對交通</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On water supply 對供水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On drainage 對排水</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>On slopes 對斜坡</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Affected by slopes 受斜坡影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Landscape Impact 構成景觀影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Tree Felling 砍伐樹木</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Visual Impact 構成視覺影響</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> <tr> <td>Others (Please Specify) 其他 (請列明)</td> <td>Yes 會 <input type="checkbox"/></td> <td>No 不會 <input checked="" type="checkbox"/></td> </tr> </table> Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(尚可)	On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On water supply 對供水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On drainage 對排水	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>	Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>
On environment 對環境	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
On traffic 對交通	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
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On slopes 對斜坡	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Affected by slopes 受斜坡影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Landscape Impact 構成景觀影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Tree Felling 砍伐樹木	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Visual Impact 構成視覺影響	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													
Others (Please Specify) 其他 (請列明)	Yes 會 <input type="checkbox"/>	No 不會 <input checked="" type="checkbox"/>																													

10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

Please refer to the Planning Statement.



11. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion. 本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

KENNITH CHAN

MANAGING DIRECTOR

Name in Block Letters
姓名（請以正楷填寫）

Position (if applicable)
職位（如適用）

Professional Qualification(s) ☒ Member 會員 / ☐ Fellow of 資深會員

專業資格

☒ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

PlanPlus Consultancy Limited

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章（如適用）

Date 日期

22/05/2023



(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

For Developments involving Columbarium Use, please also complete the following:
如發展涉及靈灰安置所用途，請另外填妥以下資料：

Ash interment capacity 骨灰安放容量[@]

Maximum number of sets of ashes that may be interred in the niches
在龕位內最多可安放骨灰的數量

Maximum number of sets of ashes that may be interred other than in niches
在非龕位的範圍內最多可安放骨灰的數量

Total number of niches 龕位總數

Total number of single niches
單人龕位總數

Number of single niches (sold and occupied)
單人龕位數目 (已售並佔用)

Number of single niches (sold but unoccupied)
單人龕位數目 (已售但未佔用)

Number of single niches (residual for sale)
單人龕位數目 (待售)

Total number of double niches
雙人龕位總數

Number of double niches (sold and fully occupied)
雙人龕位數目 (已售並全部佔用)

Number of double niches (sold and partially occupied)
雙人龕位數目 (已售並部分佔用)

Number of double niches (sold but unoccupied)
雙人龕位數目 (已售但未佔用)

Number of double niches (residual for sale)
雙人龕位數目 (待售)

Total no. of niches other than single or double niches (please specify type)
除單人及雙人龕位外的其他龕位總數 (請列明類別)

Number of niches (sold and fully occupied)
龕位數目 (已售並全部佔用)

Number of niches (sold and partially occupied)
龕位數目 (已售並部分佔用)

Number of niches (sold but unoccupied)
龕位數目 (已售但未佔用)

Number of niches (residual for sale)
龕位數目 (待售)

Proposed operating hours 擬議營運時間

[@] Ash interment capacity in relation to a columbarium means –
就靈灰安置所而言，骨灰安放容量指：

- the maximum number of containers of ashes that may be interred in each niche in the columbarium;
每個龕位內可安放的骨灰容器的最高數目；
- the maximum number of sets of ashes that may be interred other than in niches in any area in the columbarium; and
在該靈灰安置所並非龕位的範圍內，總共最多可安放多少份骨灰；以及
- the total number of sets of ashes that may be interred in the columbarium.
在該靈灰安置所內，總共最多可安放多少份骨灰。

Gist of Application 申請摘要

(Please provide details in both English and Chinese as far as possible. This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.)
(請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)

Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)		
Location/address 位置/地址	Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories		
Site area 地盤面積	<div style="text-align: right;">sq. m 平方米 <input type="checkbox"/> About 約</div> <div style="text-align: right;">(includes Government land of 包括政府土地 sq. m 平方米 <input type="checkbox"/> About 約)</div>		
Plan 圖則	Approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/24		
Zoning 地帶	"Residential (Group A)"		
Applied use/ development 申請用途/發展	Proposed Training Centre and Eating Place		
(i) Gross floor area and/or plot ratio 總樓面面積及/或 地積比率	Domestic 住用	<div style="text-align: center;">N/A</div> <div style="text-align: right;"><input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於</div>	<div style="text-align: center;">N/A</div> <div style="text-align: right;"><input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於</div>
	Non-domestic 非住用	<div style="text-align: center;">1,211</div> <div style="text-align: right;"><input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於</div>	<div style="text-align: center;">N/A</div> <div style="text-align: right;"><input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於</div>
(ii) No. of block 幢數	Domestic 住用	N/A	
	Non-domestic 非住用	N/A	
	Composite 綜合用途	N/A	

(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Non-domestic 非住用	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
	Composite 綜合用途	N/A	m 米 <input type="checkbox"/> (Not more than 不多於)
		N/A	mPD 米(主水平基準上) <input type="checkbox"/> (Not more than 不多於)
		N/A	Storeys(s) 層 <input type="checkbox"/> (Not more than 不多於) <input type="checkbox"/> Include 包括 <input type="checkbox"/> Exclude 不包括 <input type="checkbox"/> Carport 停車間 <input type="checkbox"/> Basement 地庫 <input type="checkbox"/> Refuge Floor 防火層 <input type="checkbox"/> Podium 平台)
(iv) Site coverage 上蓋面積	N/A		% <input type="checkbox"/> About 約
(v) No. of units 單位數目	N/A		
(vi) Open space 休憩用地	Private 私人	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於
	Public 公眾	N/A	sq.m 平方米 <input type="checkbox"/> Not less than 不少於

(vii) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數 Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明) _____	N/A
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數 Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明) _____	N/A

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件

	<u>Chinese</u> 中文	<u>English</u> 英文
<u>Plans and Drawings 圖則及繪圖</u>		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

<u>Reports 報告書</u>		
Planning Statement/Justifications 規劃綱領/理據	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估 (噪音、空氣及／或水的污染)	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他 (請註明)	<input type="checkbox"/>	<input type="checkbox"/>

Note: May insert more than one '✓'. 註：可在多於一個方格內加上「✓」號

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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**Section 16 Application for Proposed Training Centre and Eating Place in
"Residential (Group A)" Zone at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories**

Planning Statement

Prepared by : PlanPlus Consultancy Limited

Associated with

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Environmental Consultant	Urban Green Consultants Limited

May 2023

Reference : PPC-PLG-10095
Report : Version 2.0

EXECUTIVE SUMMARY

(In case of discrepancy between English and Chinese versions, English shall prevail)

This Planning Statement is submitted to the Town Planning Board ("the Board") in support of a Section 16 planning application under Town Planning Ordinance for Training Centre and Eating Place ("the Proposed Development") at Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories ("the Application Site") on behalf of the Applicant.

As Yat Tung Car Park No.2 is predominantly used by the residents and visitors of the Yat Tung Estate and parking spaces located on 5/F are inconvenient for drivers, the occupancy rate of the existing parking spaces in the Application Site has been persistently low. Considering the expected increase in the population of the Tung Chung New Town Extension, a significant inflow of young people is foreseen around Yat Tung Estate. As there is a severe shortage of youth-oriented social welfare facilities in Tung Chung New Town, the proposed facility is designed to provide vocational training and support to teenagers. The Proposed Development will complement the existing social welfare facility within Yat Tung Car Park No.2 and cater to the much-needed youth support in nurturing the future generations of our city, resulting in a synergistic effect.

The Proposed Development will convert a portion of 5/F of Yat Tung Car Park No.2 into a food bank and an integrated training centre, including a multimedia training centre and vocational training café. The rest of the building, from G/F to 4/F, the rest of 5/F and the roof level of the car park building will remain unchanged. The Proposed Development aims to serve underprivileged adolescents and adults, particularly those with limited vocational skills and educational backgrounds, ethnic minorities, and new immigrants residing in the Tung Chung New Town. The Proposed Development parameters follow the development restrictions as stipulated in the Notes of the OZP. The Proposed Development is fully supported by the planning justifications below:

- Efficient use of under-utilised land resources;
- Conforms to the planning intention of the OZP;
- Compliance with the Statutory Permissible Development Intensity;
- Is compatible with the surrounding context and the local characters of Yat Tung Estate;
- In line with Government's policy to widen teenagers' progression pathways;
- Responds to the Increasing Demand for Training Centers and Social Welfare Facilities in Tung Chung West; and
- No insurmountable impact on traffic, sewerage and environmental aspects

On the basis of the above justifications, we sincerely wish that the Board can give favourable consideration to this Application.

內容摘要

(如內文與其英文版本有差異，則以英文版本為準)

本規劃申請謹代表申請人，根據《城市規劃條例》第 16 條，懇請城市規劃委員會（下稱「城規會」）批准位於新界東涌逸東街 8 號逸東二號停車場 5 樓的一部分（下稱「申請地點」），發展擬議訓練中心以及食肆用途（下稱「擬議發展」）。

由於逸東邨內所有的停車場主要供逸東邨的居民以及訪客使用，再加上申請地點位於停車場大樓之五樓，對停車場之用家大為不便，因此申請地點使用率長期低企。有見在東涌新市鎮及未來新發展區之預期人口增長，預計逸東村周邊地區將會有大量年輕人口增加。由於東涌新市鎮嚴重缺乏面向青少年的社會福利設施，擬建設施旨在為青少年提供職業培訓和支持。擬議發展項目將與逸東二號停車場內現有的社會福利設施相輔相成，為培育本港未來幾代人提供急需的支援，從而產生協同效應。

擬議發展項目將把逸東二號停車場 5 樓的一部分改建為食物銀行和綜合訓練中心，其中包括提供多媒體訓練中心和職業培訓咖啡室。停車場大樓其餘部分，由地下至四樓、五樓其餘部分及停車場大樓的天台平面，將維持不變。擬議發展項目旨在服務弱勢青少年和成年人，尤其是職業技能和教育背景有限的人士、少數族裔人士和居住在東涌新市鎮的新移民。擬議發展參數符合分區計劃大綱核准圖內的發展限制，並由以下申請理據支持：

- 善用未充分利用的土地資源；
- 符合核准圖之規劃意向；
- 依從法定許可發展密度；
- 能與周邊環境及逸東邨的本地特色互相配合；
- 符合政府就拓寬青年就業出路的政策方向；
- 回應東涌西對訓練中心及社福設施日益增加的需求；及
- 不會產生不良的交通，排污及環境影響。

基於以上考量因素，申請人懇請城規會委員給予考慮並批准是次規劃申請。

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1 INTRODUCTION

1.1 The Application

- 1.1.1 We are commissioned by the Applicant to prepare and submit on its behalf this planning application for a proposed Training Centre and Eating Place (hereinafter referred to as **"the Proposed Development"**) at Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories (hereinafter referred to as **"the Application Site"**) to the Town Planning Board (**"the Board"**) under Section 16 of the Town Planning Ordinance (**"the Ordinance"**). The Proposed Development includes the partial conversion of the 5/F of the Yat Tung Car Park No.2 into a food bank and an integrated training centre, including a multimedia training centre and vocational training café.
- 1.1.2 The proposed food bank will provide Short-term Food Assistance Service (STFAS) to the general public in need, as the Director of Social Welfare recommends. Thus, it will be regarded as 'Social Welfare Facility'. While the integrated training centre aims to provide training programs in potential connection with Labour Department and Vocational Training Council, the vocational training café will sell food or beverages to the visiting patrons. The multimedia training centre and vocational training café will be regarded as 'Training Centre' and 'Eating Place' respectively.
- 1.1.3 The Application Site falls within the "Residential (Group A)" ("R(A)") zone on the Approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/24 (**"the OZP"**). According to the Notes of the OZP, while 'Social Welfare Facility' is a Column 1 use which does not require planning permission from the Board, 'Training Centre' and 'Eating Place' are Column 2 uses that may be permitted with or without conditions on application to the Board.

1.2 Background

- 1.2.1 The Yat Tung Car Park No.2 is one of the three major car parking structures within the Yat Tung Estate Premises. With the multi-storey nature of the car parking structure of Yat Tung Car Park No.2, the subject premises is highly inconvenient and often vacant, with users prioritising using car parking spaces on the lower floors. Hence, the subject premises has observed a low occupancy rate, where the Applicant intends to propose a conversion to utilise the land resources more efficiently.
- 1.2.2 Considering the expected increase in the population of the Tung Chung New Town Extension, a significant inflow of young population is foreseen around Yat Tung Estate. As there is a severe shortage of youth-oriented social welfare facilities in Tung Chung New Town, the proposed facility is designed to provide support and training to teenagers, particularly those from different ethnic and income backgrounds. The Proposed Development will complement the existing social welfare facility within Yat Tung Car Park No.2 and cater to the much-needed youth support in nurturing the future generations of our city, resulting in a synergistic effect.

1.3 Structure of the Planning Statement

- 1.3.1 In support of this planning application, this Planning Statement is divided into six chapters for the consideration of the Board members.
- 1.3.2 **Chapter 1** is the introduction above outlining the purpose of the current Application and providing background information. **Chapter 2** gives background details of the Application Site in terms of the current land-use characteristics and the surrounding developments. **Chapter 3** provides an overview of the planning context of the Application Site. **Chapter 4** discusses the development proposal and the operation details. Justifications for approval of the Application are provided in **Chapter 5**, and a summary of the submission is provided in **Chapter 6**.

2 THE APPLICATION SITE AND SURROUNDINGS

2.1 Current Condition and Surrounding Context of the Application Site

- 2.1.1 Yat Tung Car Park No.2 covers a total land area of about 5,246.3m². It is situated at Yat Tung Estate, 8 Yat Tung Street, Tung Chung, New Territories (Tung Chung Town Lot No. 30), which is on the west side of the Tung Chung Town Centre. Located within the Yat Tung Estate premises, Car Park No.2 is surrounded by residential buildings of Yat Tung (I) Estate and Yat Tung (II) Estate. The Yat Tung Car Park No.3 also hosted the Yat Tung Estate Bus Terminus to its north, and the Yat Tung Shopping Centre is situated west to the Application Site. **Figure 1** shows the location of the Application Site.

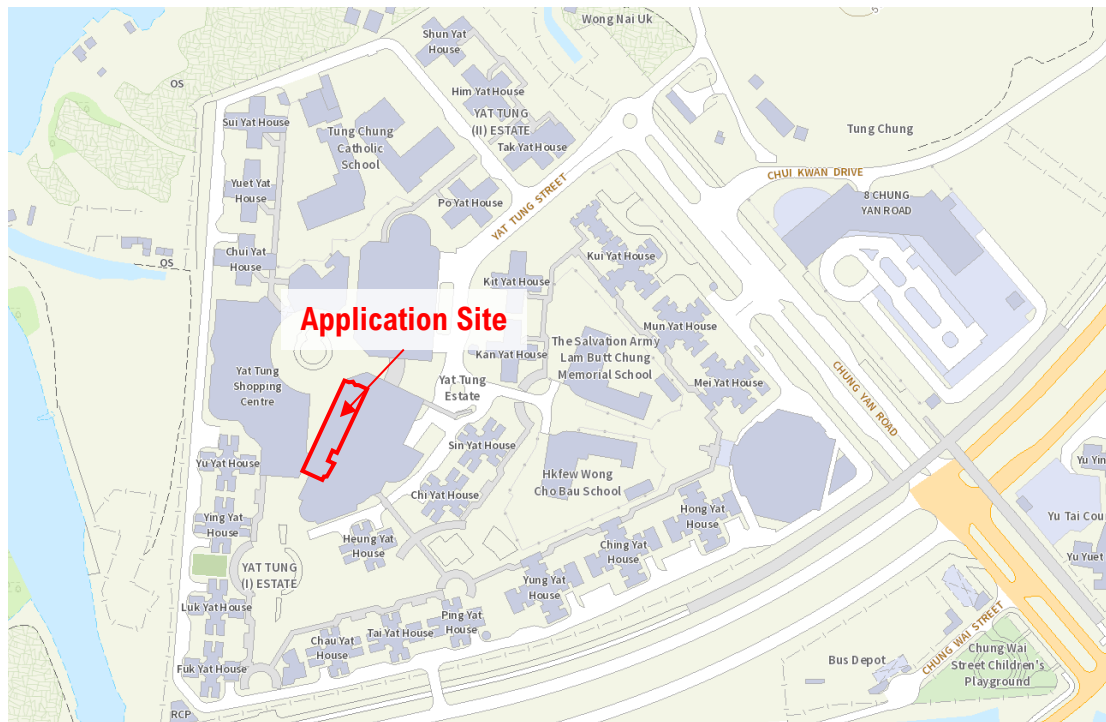


Figure 1 Location of the Application Site (Source: GeoInfo Map)

- 2.1.2 The car park building is mainly served by Yat Tung Street, which is a single-way two-lane road that connects traffic out of the Yat Tung Estate premise. Yat Tung Street could be accessed via a roundabout that connects Chung Yan Road or Tung Chung Road North. The vehicular entrance of the car park building is located at 2/F (about 12.75mPD) of the building via Yat Tung Street. The two-way vehicular ramp runs on each floor and ends at the Application Site. Besides, there are 2 lift lobbies and 7 stairwells for vertical circulation.
- 2.1.3 The Application Site is currently situated on 5/F of a designated 6-storey car parking facility within the Yat Tung Estate. **Figure 2** shows the current conditions of the Application Site. The facility also accommodates a wet market and food stalls, 3 social service centres (i.e. Po Leung Kuk Tung Chung Children Integrated Services Centre, the Neighbourhood Advice-Action Council Tung Chung Integrated Service Centre and Hong Kong Outlying Islands Women's Association Ltd. Jockey Club Social Service Centre), 2 kindergartens (i.e. Tung Chung Catholic Kindergarten and Tung Chung Baptist Kindergarten), a nursery (i.e. Neighbouring Advice-Action Council Tung Chung Day Nursery), a basketball court, leisure facilities and playground (**Annex 2** refers).

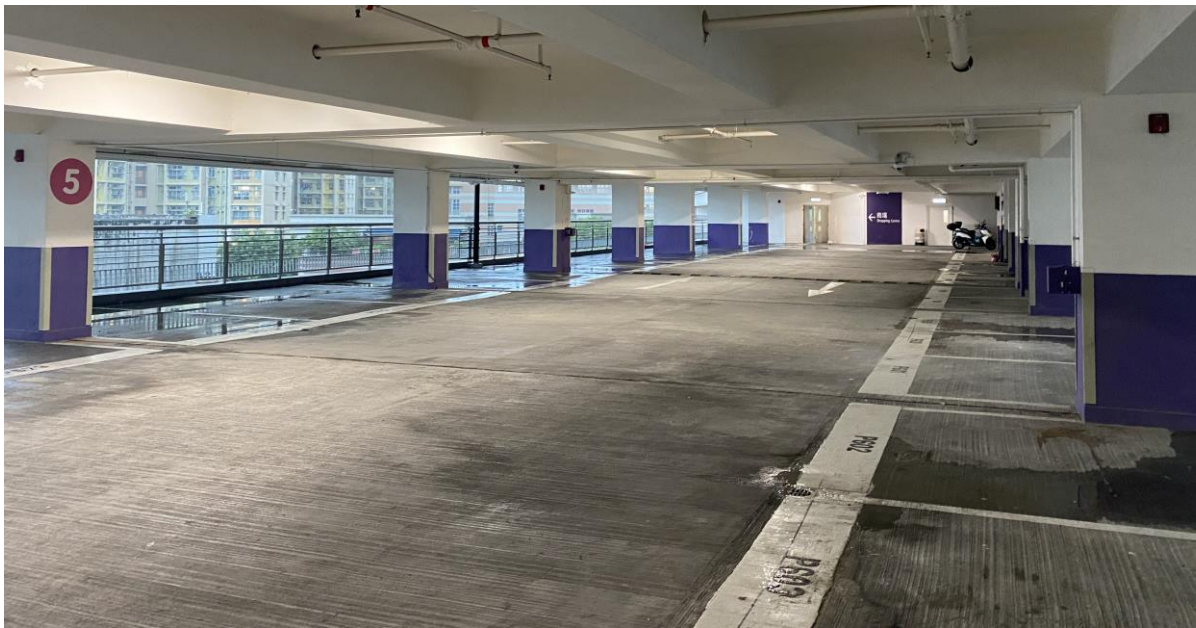


Figure 2 Current Condition of the Application Site

2.2 Surrounding Land-use Characteristics

- 2.2.1 Situated within a large "R(A)" zone, public housing buildings are observed at the eastern, southern and southwestern sides of the Application Site, which hosted a number of social welfare facilities and kindergartens, including TWGHs Cross Centre, Neighbourhood Advice-Action Council, Shin Yat Tong Yat Tung Kindergarten and Buddhist Chun Yue Kindergarten - Tung Chung. The Salvation Army Lam Butt Chung Memorial School and HKFEW Wong Cho Bau School are located on the eastern Side, with the Primary and Secondary Sections of Tung Chung Catholic School on the northern side of the Application Site.
- 2.2.2 The newly developed Mun Tung Estate could be found on the southwestern side, whereas Yu Tei Court, developed under the Home Ownership Scheme, is located to the southeast of the Application Site. The east of the Yat Tung Estate premises is the North Lantau Hospital, with the Tung Chung Community Services Complex that could be found to the northeast of Yat Tung Estate. The Tung Chung Madrassah/Mosque could be found in the northeastern Portion of the Yat Tung Estate.
- 2.2.3 The subject premises is also closely proximate to the Tung Chung West Planning Area under the current Tung Chung New Town Extension (TCNTE) development plans. Under the development proposals, a number of new residential developments are proposed in close proximity to the Yat Tung Estate. Therefore, providing a social service facility at the Application Site would contribute to satisfying the demand for the increased population anticipated by the New Town Development and also improve the notion of social services in the west of the Tung Chung New Town.

2.3 Accessibility

- 2.3.1 The Application Site is well-served by public transport and easily accessible by foot. The Yat Tung Estate Bus Terminal is opposite the subject premises, providing minibuss and bus connections to the Tung Chung Town Centre, the Chek Lap Kok Airport premises, its ancillary facilities, and the metro areas. While Yat Tung Estate is within considerable walking distance of the Tung Chung MTR stations, the development of Tung Chung West Railway Station would put the Application Site well within the 500m walking distance to the public transit nodes as suggested in Hong Kong 2030+.

3 PLANNING CONTEXT

3.1 Statutory Planning Context

- 3.1.1 The Application Site locates within the "R(A)" zone on the Approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/24, as shown in **Figure 3**. The planning intention of the "R(A)" zone is "primarily for high-density residential developments", with "commercial uses always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building", while "other commercial uses will require planning permission from the Board". Development within the "R(A)" zone is only restricted to a maximum domestic Plot Ratio ("PR") of 5.

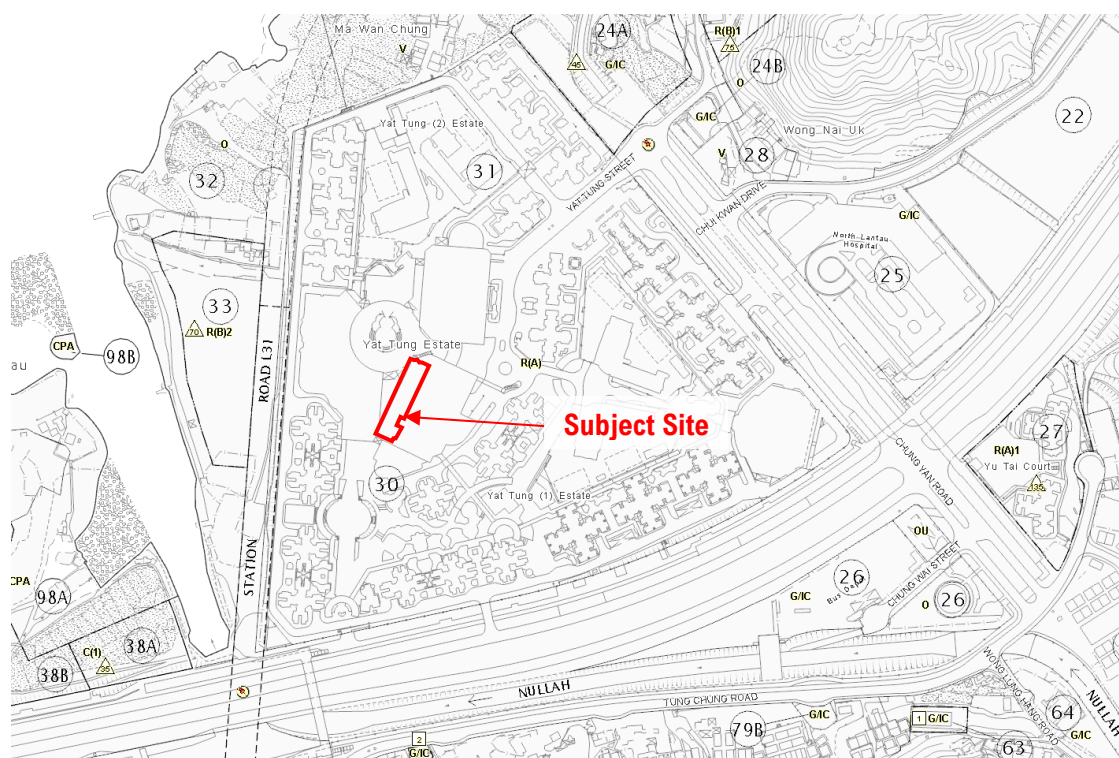


Figure 3 Extract of the Approved Tung Chung Town Centre Area Outline Zoning Plan No. S/I-TCTC/24 (Source: Statutory Planning Portal)

- 3.1.2 The Application Site is within a locality predominately with areas zoned "Government, Institution or Community" ("G/IC"), "R(A)", "R(A)1", "Residential (Group B)1", and "Open Space". Within the predominately large "R(A)" zone of Yat Tung Estate, commercial, educational, community and recreational facilities have been included in the development. These include three primary schools, one secondary school, local open spaces and other social welfare facilities. "G/IC" zones mainly hosted governmental and social facilities, including the North Lantau Hospital, social facilities and educational institutions.

3.2 Similar Planning Applications in "R(A)" on the Same OZP

- 3.2.1 There is no similar application found within "R(A)" zones on the same OZP for full/partial conversion of car parking facilities, nor for attaining the TPB's approval for any of the proposed uses, including social welfare facilities, training centres and eating places.

3.3 Similar Planning Applications on other OZPs

- 3.3.1 There are 9 precedents of conversion of car parking facilities into social welfare and other uses in public housing estates (**Table 3.1** refers), and only 2 of which required planning permission because of the corresponding OZP restrictions. Both applications were approved with conditions by the Committee between 2007 and 2008. Details of the applications are in **Table 3.2**.

Table 3.1 Conversion of car parking facilities into social welfare and other uses

No.	Location	No. of Parking Spaces Involved	Internal Floor Area of Converted Space (m ²)	Converted Use
1	5/F, Wing B, Tin Heng Estate Carpark	76	1,120	Integrated Children and Youth Services Centre
2	6/F, Tin Heng Estate Carpark	90	1,274	Creative Media Workshop
3*	1/F, 2/F and 5/F, Tin Heng Estate Carpark	316	5,970	Telebet cum Volunteers and Training Centre
4	Lei Yue Mun Estate Carpark	51	1,165	Speedpost Hub
5	Shek Pai Wan Estate Carpark	125	3,355	Children and Youth Centre
6	Shek Pai Wan Estate Carpark		673	Social Service Centre
7*	5/F to 8/F, Nam Shan Estate Carpark	190	4,300	Educational Institution
8	G/F, Ping Shek Estate Carpark	64	657	Shop and services
9	G/F, Lai You Estate Carpark	78	1,818	Storage

* Planning Permission was required. Application details are provided in Table 3.2.

Table 3.2 Similar Planning Applications on other OZPs

No.	Application No.	Converted Use	Decision by the Town Planning Board
1	A/K4/50	Education Institution	Approved with conditions (24.8.2007)
2	A/TSW/43	Proposed Office (Telebet Centre) cum Training Centre	Approved with conditions (7.3.2008)

- 3.3.2 Application No. A/K4/50 for the proposed Educational Institution was approved by the Committee in 2007 mainly on the considerations that the proposed use was not incompatible with the surrounding residential area, which was primarily public housing estates; complementing to the nearby arts centre; was not incompatible with the adjacent existing car parking use; would unlikely have an adverse impact on the provision of sufficient car parking spaces; unlikely generated any traffic and environmental nuisance to nearby developments and was considered an effective solution in utilising the surplus public resources.
- 3.3.3 Application No. A/TSW/43 for the proposed office (telebet centre) cum training centre was approved by the Committee in 2008 mainly on the considerations that the proposed use would make good use of the excessive car parking spaces for providing job opportunities to the residents in Tin Shui Wai; was not incompatible with the neighbouring uses; no environmental nuisance is expected; and the proposal would not undermine the parking provision of the local residents.

4 THE DEVELOPMENT PROPOSAL

4.1 Partial Conversion Scheme

- 4.1.1 The Proposed Development includes the partial conversion of the existing site on the 5/F of the Yat Tung Car Park No.2 into a food bank and an integrated training centre, which includes providing a multimedia training centre and vocational training café. The rest of the building, from G/F to 4/F, the rest of 5/F and the roof level of the car park building will remain unchanged (**Table 4.1** refers). The partial conversion will subsequently reduce the provision of private car parking spaces from 612 to 569.

Table 4.1 Proposed Conversion Schedule

Floor	Existing Uses	Proposed Uses
G/F	<ul style="list-style-type: none"> Hong Kong Market – Yat Tung (Food Market, Food Stalls), Car Parking Access, Pedestrian Access 15 Loading/Unloading Spaces 1 Refuse Collection Vehicle Parking Space 	No Change
1/F	<ul style="list-style-type: none"> Pedestrian Connection to Yat Tung Car Park No.3 and Yat Tung Shopping Mall The Neighbourhood Advice-Action Council Tung Chung Day Nursery 115 Private Car Parking Spaces 2 Private Car Parking Spaces designated for Nursery 13 Motorcycle Parking Spaces 	No Change
2/F	<ul style="list-style-type: none"> Tung Chung Catholic Kindergarten 117 Private Car Parking Spaces 2 Private Car Parking Spaces designated for Kindergarten 5 Motorcycle Parking Spaces 	No Change
3/F	<ul style="list-style-type: none"> Po Leung Kuk Tung Chung Children Integrated Services Centre 121 Private Car Parking Spaces (including 1 for Disable) 2 Private Car Parking Spaces designated for Integrated Services Centre 	No Change
4/F	<ul style="list-style-type: none"> Tung Chung Baptist Kindergarten 121 Private Car Parking Spaces 2 Private Car Parking Spaces designated for Kindergarten 	No Change
5/F	<ul style="list-style-type: none"> 130 Private Car Parking Spaces 14 Motorcycle Parking Spaces 	<ul style="list-style-type: none"> Multimedia Training Centre Vocational Training Café Food Bank 87 Private Car Parking Spaces 14 Motorcycle Parking Spaces
Roof Level	<ul style="list-style-type: none"> Playground, Leisure Facilities, Basketball Court HK Outlying Islands Women's Association Jockey Club Social Service Centre The Neighbourhood Advice-Action Council Tung Chung Integrated Service Centre 	No Change

The partial conversion works involve the provision of 100A and 400A TPN Power Supply, 200mm x 200mm ELV Trunking connecting to the existing Trunking System, 22mm diameter Potable Water pipe and 22mm diameter Flushing Water pipe for a new toilet. A solid wall will be built to segregate the enclosed conversion area.

4.2 Development Scheme

- 4.2.1 The Yat Tung Car Park No.2's site area is about 5,391.6m² with the proposed floor plan of the Proposed Development illustrated in **Annex 1**. The proposed non-domestic floor area is 1,211m² and there will be no change to the building height and the domestic PR. Therefore, the proposed building height and PR are in line with the OZP restrictions. The Proposed Development parameters are detailed in **Table 4.2** below.

Table 4.2 Major Development Parameters

Site Area of Yat Tung Car Park No.2	About 5,391.6m ²
No. of Structure	1
No. of Storeys	6
Proposed Conversion Area (Portion of 5/F)	1,211m ²
Multimedia Training Centre	424m ²
Vocational Training Café	212m ²
Kitchen for Vocational Training Cafe	55m ²
Food Bank	265m ²
Lavatory, Lobby, Corridor and Staircase	255m ²

- 4.2.2 The Yat Tung Car Park is considered an ancillary facility to the residents in Yat Tung Estate and is exempted from the GFA calculation. With the proposed conversion of about 1,211m² of car parking area into the Proposed Development, the non-domestic GFA of Yat Tung Estate would be increased from the existing of approximately 91,627.6m² to 92,838.6m². The non-domestic PR of Yat Tung Estate based on the site area of 153,312.0m² would be increased from 0.598 to 0.606. The Proposed Development will yield a negligible increment in the non-domestic GFA and the non-domestic PR of Yat Tung Estate, as delineated in **Table 4.3**.

Table 4.3 Parameters of Yat Tung Estate

Parameters	Existing Development	Proposed Scheme	Change
Non-Domestic PR	0.598	0.606	+0.008 (+1.3%)
Non-domestic GFA	91,627.6m ²	92,838.6m ²	+1,211m ² (+1.3%)

4.3 Operational Arrangement

- 4.3.1 The proposed integrated facility will operate from 9:00 a.m. to 10:00 p.m. daily. The proposed uses are anticipated to have different peak hours and service schedules and will not overwhelm the facility with visitors. **Table 4.4** details the operational Arrangements of the Proposed Development.

Table 4.4 Indicative Operational Arrangements of the Proposed Development

Uses	Operator	Operation Hour	Maximum No. of Visitors	Maximum No. of Staff
Multimedia Training Centre	Neighbourhood Advice-Action Council	Everyday 1000-2200	30	6
Vocational Training Café		Everyday 1200-2000	20	5
Food Bank	St. James' Settlement	Monday to Saturday 0900-1800 Occasional services might be provided at Night or on Sundays	100	8

a. Multimedia Training Centre

Amid the pandemic, the rapid development of multimedia and online platforms has inspired many, particularly teenagers, to explore multimedia production, with some even considering it as a potential career. Recognising this trend and increased market demand for video production, the proposed Multimedia Training Centre aims to offer professional training in areas such as filming, video editing, animation, and digital multimedia production. The proposed Multimedia Training Centre intends to equip these young individuals with the necessary skills to produce professional multimedia works and potentially freelance their services, further fostering their personal growth. Facilities inside the training centre, such as the professional recording studio, provide the necessary hardware for continuous training and career development. As part of the commitment to youth entrepreneurship, the service provider will provide proper support and training, assisting them in securing external work opportunities.

b. Vocational Training Café

Given the popularity of the cafe and catering industry among teenagers and adults, as well as the practical job opportunities it offers, a Vocational Training Café is proposed for the youth to develop their career path in the catering industry. This café will provide comprehensive training and internships, helping participants build and accumulate advanced and practical catering operation experience. This initiative will prepare them for future career plans, equipping them with a solid understanding of the industry culture, customer service knowledge and skills, and core operational aspects such as cost control and pricing management strategies. This hands-on experience in a bona-fide café setting will not only foster career readiness but also serve as a stepping stone for those interested in starting their own ventures in the future. The kitchen area will be used for the vocational training café only.

c. Training Room

The training rooms will be used as classrooms for the multimedia training centre and vocational training café. Subject to the vocational market, the training centres will offer diverse training courses that equip the youth with the necessary skillsets in the multimedia production and catering industry. In addition, these training centres will explore collaborations with Labour Department and/or organisations such as Vocational Training Council Tung Chung to provide a continuous experience for the apprentices.

d. Food Bank

The proposed food bank will serve underprivileged individuals or families and persons with disabilities who encounter financial hardship in Tung Chung. It aims to aid a maximum of 100 individuals who require food assistance. The beneficiaries of the service will need to make appointments to conduct case assessments and pick up food. Lunch boxes from restaurants will be offered, and there will be no hot meal service provided.

4.3.2 All of the proposed uses are not intended for commercial purposes but mainly focus on offering on-job training to youngsters and teenagers within the Tung Chung New Town and social welfare support to underprivileged families within the neighbourhood. The operators of the facility, the Neighbourhood Advice-Action Council and St. James' Settlement, have both committed to making efforts in outreaching ethnic minorities and new immigrants to their operation in the Proposed Development.

4.3.3 The training centre would also prioritise its efforts in welcoming and supporting ethnic minorities to participate in the classes and training provided on the site. In addition, the operation would be adjusted to their religious and lifestyle demand, and principles of diversity and social inclusion would be heavily scrutinised and conducted within the Proposed Development.

- 4.3.4 All revenue generated from the operations would be devoted to the operation of the Proposed Development and would be given back to their service audience. The operators also intend to apply for funds and monetary support from the Government or corporates to ensure financial stability and sustain the operation of the Proposed Development.

4.4 Background of Training Centre Operator

- 4.4.1 The Neighbourhood Advice-Action Council (NAAC) is a reputable non-profit organisation established in 1968, providing social welfare services to various age groups and backgrounds, particularly those needing the most assistance. NAAC's extensive experience in social services, with over 80 units across Hong Kong, ensures their capacity to handle the proposed change of use from a car park to a training centre at Tung Chung.
- 4.4.2 The Tung Chung Integrated Services Centre of NAAC, established in 2001, serves Tung Chung and Lantau Island residents with a people-centered, family-focused, and community-based approach. The Centre has nearly 20 years of experience in the area, offering diversified activities for all age groups and backgrounds, addressing various needs and life stages. The Proposed Development, backed by NAAC's expertise and the Tung Chung Integrated Services Centre's solid track record, aims to enhance the provision of social services in the Tung Chung area, addressing the needs of the local community.

4.5 Background of Food Bank Operator

- 4.5.1 In 2003, St. James' Settlement started to operate the first local food bank, "People's Food Bank", in Hong Kong to alleviate the problem of hunger by providing short-term food assistance. In responding to the changing needs of the community, People's Food Bank has developed various programmes to meet the needs, including short-term food assistance and children and elders' nutrition scheme, which are beneficial to different underprivileged people to relieve their financial burden.
- 4.5.2 Since 2009, Social Welfare Department has commissioned the St. James' Settlement to operate STFAS. The Service was then regularized in August 2021 to provide short-term food assistance to residents in Eastern District, Wan Chai District, Central & Western District, Southern District and Islands District. The Proposed Development could better benefit the underprivileged by saving their time and the transit fees of picking up food.

4.6 Traffic Arrangement

- 4.6.1 Visitors and staff of the Application Site could utilise the existing car parking facilities that are offered in Yat Tung Estate, including the remaining car parking facilities within the Yat Tung Car Park No.2 and No. 3. Loading/ unloading activities would be catered at the existing loading/unloading bays at the Ground Floor of the Yat Tung Car Park No.2. Visitors and staff could enter the Car Park premises via the lobby situating the north of the car parking building.
- 4.6.2 According to the Traffic Report (**Annex 3** refers), the current occupancy rates of the Yat Tung Car Park No.2 and No.3 are 68% only at current peak period. After the proposed conversion scheme, the occupancy rate will increase by 3% only. The existing capacity of the car parking building can totally meet the parking demand. The anticipated traffic impact generated by the Proposed Development is expected to be very minimal.

4.7 Sewerage Considerations

Sewerage Aspect

- 4.7.1 A Sewerage Impact Assessment ("SIA") has been conducted for the proposed partial conversion (**Annex 4** refers). Based on the worst-case scenario, the total estimated flow of the Proposed Development is approximately 30.59m³ per day, and the percentage of used capacity for concerned downstream sewers ranges from 22% to 83%. All segments of sewage pipes will have enough capacity

to cater for the peak discharge flows as estimated under the worst-case scenario. Based on the assessment reports, upgrading works are not required to cater for the flow from the Proposed Developments and downstream developments. After upgrading the sewerage system, the sewerage capacity should be sufficient for the public sewers along Yat Tung Street.

4.8 Environmental Considerations

- 4.8.1 The following assessment stresses the potential environmental impacts generated during the operation phase.

Air Quality

- 4.8.2 The Application Site will be converted into an enclosed area with block walls and windows. The operation of the vocational training café would not emit any air-polluting particles. The operator intends to only produce snacks and drinks within the Application Site using an induction cooker, oven and microwaves. The emission of oily fumes are not expected in the planned food production process and will not generate any undesirable air impact on the nearby surrounding.

Noise

- 4.8.3 No noise-generating activity will be conducted at the other portions of the Proposed Development, and no fixed noise impact is anticipated to be generated from the remaining proposed uses. The operation of the Proposed Development will be conducted in an enclosed environment, where sufficient insulation is in place to mitigate the noise from the operation. In addition, no major repair works would be conducted on-site, with only minor noises expected to be produced from the operation. The operation of the workshop would be suspended during the nighttime.
- 4.8.4 Given the demographic profile of the service beneficiaries, the occupancy rate of the car park will not significantly increase. The noise of vehicle manoeuvring and commuting within the car parking facility is expected to be the same, where no adverse traffic noise is anticipated.

Waste Management

- 4.8.5 As the Proposed Development is limited in scale, it is expected that the volume of waste generation would be insignificant. The main types of waste to be generated during the operation phase of the Proposed Development would consist of municipal solid waste (MSW) and food waste.
- 4.8.6 The MSW consists of general refuse generated by daily activities such as paper, plastic etc. Recycling of waste paper, aluminium cans and plastic bottles is encouraged. It is recommended to place clearly labelled recycling bins at convenient locations. The MSW and food waste generated by the Proposed Development would be diverted to the refuse collection point on the ground floor of the car park building on a daily basis to minimise odour, pests and litter impacts.

4.9 Visual and Landscape Considerations

- 4.9.1 The Proposed Development is expected to be conducted in the form of partial conversion of the subject car park premises, where no significant changes will be undertaken to the existing premises. Only retrofitting work would be completed during the conversion process, and the structure is visually compatible with the surrounding environment of extensive car parking and shopping mall building blocks in its surrounding. No visual impact is anticipated to be induced by the Proposed Development.

5 PLANNING JUSTIFICATIONS

5.1 Efficient Use of Under-utilised Land Resources

- 5.1.1 The under-used car parking spaces in Yat Tung Estate have been persistently low for the past decades. With the multi-storey nature of the car parking structure of Yat Tung Car Park No.2, the subject premises is and often vacant and highly inconvenient with users prioritising using car parking spaces on the lower floors. Besides, Yat Tung Estate houses mainly low-income families with a below-average domestic household income. Car ownership of residents in Yat Tung Estate is considered much lower than in other housing estates in Hong Kong. And due to the lack of connectivity to Hong Kong International Airport and other tourism nodes in the district, visitor parking has been low as well. Noting the economic profile and geographical location of Yat Tung Estate, increasing vehicle parking demand is not anticipated. The proposed partial conversion work would undoubtedly be a better utilisation of land resources.

5.2 Conforms to the Planning Intention of the OZP

- 5.2.1 The Proposed Development conforms to the planning intention with the intermix of high-density residential uses surroundings in nature, which are supported by commercial and social uses on the lower floors of a building or in the purpose-designed non-residential Portion of an existing building. The Proposed Development is mainly a food bank and a training centre, complementing the residential uses in the vicinity. Therefore, there is no significant conflict with the planning intention of the OZP.

5.3 Compliance with the Statutory Permissible Development Intensity

- 5.3.1 The partial conversion proposal would result in an increase of non-domestic PR from 0.598 to 0.606 while the existing domestic PR remains unchanged. The development intensity complies with the statutory permissible PR within "R(A)" zone under the OZP.

5.4 Compatible with the Surrounding Context and the Local Characters of Yat Tung Estate

- 5.4.1 The subject car parking building has always been a hub of social welfare facilities, educational institutions and commercial facilities in the Yat Tung Estate premises in the past two decades. The Proposed Development would be a great addition to fill the local social welfare services void and create a synergy with neighbouring social welfare organisations. There will be no land-use conflict anticipated by the Proposed Development.

5.5 In Line with Government's Policy to Widen Youngsters' Progression Pathways

- 5.5.1 Consistent with the Government's objectives in promoting vocational and professional training, the Proposed Development would extend above providing service to teenagers but a vocational education opportunity that serves as an alternative pathway for teenagers that do not intend to complete their secondary education. While providing moral and educational support to the teenagers, the Proposed Development offers the opportunity for the apprentices to actualise their knowledge in real-life situations to good use.

5.6 Increasing Demand for Training Centres and Social Welfare Facilities in Tung Chung West

- 5.6.1 Noting the ongoing development of TCNTE and the new population influx from the newly-built public housing developments nearby, the existing facilities within Tung Chung West are anticipated to be insufficient, especially as most social services have relied upon the services provided in the Yat Tung Estate premises.
- 5.6.2 The operators of the Proposed Development have committed to prioritising their effort for the underserved parties of the existing facilities. With ethnic minorities often agglomerated within the Yat Tung Estate premises, the operators would adopt an inclusive approach to adjust their operation to

their needs. The operators would also collaborate with other NGOs within Tung Chung, including those who specialised in servicing ethnic minorities, in providing training and education to encourage diversity and acceptance within the Tung Chung Community.

5.7 No Insurmountable Impact on Traffic, Sewerage and Environmental Aspects

- 5.7.1 The Proposed Development is technically feasible in the traffic aspect. The Traffic Report has demonstrated that the traffic generated from the Proposed Development would not introduce any undesirable impact on the Yat Tung Estate. Additionally, the reduction of private car parking spaces would not lead to a deficiency in the parking demand. While noting the vacancy of parking spaces in the Application Site, the remaining car parking space is sufficient for the local demand.
- 5.7.2 Most activities in the existing buildings would not cause any nuisance or disturbance to the surrounding environment in Yat Tung Estate. In addition, the proposed uses would not cause any notable air quality and noise impacts, and the enclosed nature of the Proposed Development would mitigate any noticeable effect caused by the operation of the Proposed Development.

6 CONCLUSION

- 6.1.1 This Planning Statement is submitted to the Town Planning Board in support of the Proposed Training Centre and Eating Place in the "Residential (Group A)" Zone at Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories. The Proposed Development will be a partial conversion of the 5/F of the Yat Tung Car Park No.2 into an integrated training centre, which include the provision of a multimedia training centre, vocational training café and a food bank, which will serve the emerging demand from the community. This Planning Statement aims to provide background information and planning justifications in support of the Proposed Development.
- 6.1.2 The Proposed Development is well justified on the grounds that it generally conforms to the planning intention of the "R(A)" zone and is compatible with the Yat Tung Estate's context and its intrinsic characteristics.
- 6.1.3 The Application is well-supported by the in-principle acceptability of the Board for the proposed Training Centre and Eating Place use in the "R(A)" zone, with reference from similar planning applications and no conflict from surrounding land use.
- 6.1.4 In view of the above and the detailed planning justifications in this Planning Statement, we respectfully request the Board Members to give favourable consideration to this planning application.

May 2023

PlanPlus Consultancy Limited

Date : 28th September 2023
Our Ref. : PPC/PLG/10095/L004

Town Planning Board Secretariat,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

**Proposed Training Centre and Eating Place in "Residential (Group A)" Zone at
Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories
(Planning Application No. A/I-TCTC/65 under Section 16 of the Town Planning Ordinance)**

Submission of Further Information 1

Reference is made to the captioned application, the consideration of which was deferred by the Town Planning Board ("the Board") on 28 July 2023 as requested by the Applicant.

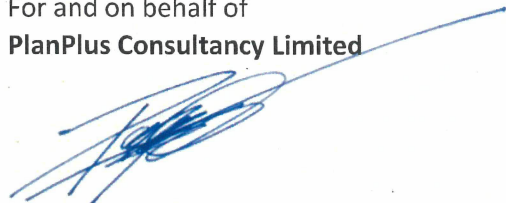
To reactivate the application and in responses to the comments from relevant departments received in July 2023, we herewith submit, on behalf of the Applicant, 4 hard copies of the Further Information ("FI") in support of the captioned application, for the consideration of the Board. The enclosed materials in the current submission include:

- **Responses-to-Comments Table**
- **Annex 1** – Planning Clarification
- **Annex 2** – Service Proposal by Potential Service Operator(s)
- **Annex 3** – Revised Sewerage Impact Assessment Report

Please be informed that the soft copy of the FI has been uploaded to the Board's Share Point. The above submission does not result in a material change of the nature of the captioned application.

Should you have any queries, please do not hesitate to contact the undersigned or Ms Amy KWONG at [REDACTED] or [REDACTED]. Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above

c.c. *Mr Sheldon NG (Town Plnr/Islands 6, PlanD) - by Email*
Mr Walter KWONG (Sr Town Plnr/Islands 2, PlanD) - by Email
The Applicant – by Email

**Section 16 Application for Proposed Training Centre and Eating Place in
"Residential (Group A)" Zone at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories**

Planning Application No. A/I-TCTC/65

Further Information 1

September 2023

Reference : PPC-PLG-10095

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Environmental Protection Department received on 10.7.2023 (EPD Officer: Mr. Charles PANG, Tel: 2835 1586)		
1.	<p><u>Comments on SIA</u></p> <p>Table 3.1: Please separate the UFF from the proposed development and the existing / surrounding uses for clarity.</p> <p>Section 4.1: As Appendix B stated, the population information of the proposed development is provided by the Project Architect. Please advise the scenarios compared to conclude for the “worst-case scenario” stated in the paragraph. If not, please delete the term “worst-case scenario” to avoid confusion.</p> <p>Segments A01 to A12 instead of A112 are shown in Figure 3.1. Please check if there is typo in the paragraph.</p> <p>Appendix B: Please check if generation from other industrial / commercial activities (e.g. Restaurants & Hotels, Community, Social and Personal Services, etc.) have been accounted from other uses at Carpark No.2 and the Yat Tung Shopping Centre.</p> <p>Please provide the source of the domestic population assessed and include the discussion in Section 3.2.1 for clarity.</p>	<p>Noted, UFF for the proposed development and existing developments have been separated.</p> <p>The term “worst-case scenario” has been removed for clarity.</p> <p>Typo revised.</p> <p>The daily flow for Yat Tung Shopping Centre has been revised. Please refer to the updated Appendix B. As for Carpark No.2, the uses stated in HeBROS records have been accounted into the calculation.</p> <p>Noted. The adopted average household size is given in “District Profiles” on Census and Statistics Department website.</p>
2. Comments from Social Welfare Department received on 10.7.2023 (SWD Officer: Ms. Annie Lam, Tel: 2116 2504)		
1.	<p>Regarding the proposed Food Bank at the captioned premises, we would like to seek supplementary information such as services proposal stating the service plan and service contents for our review to ascertain whether it is a welfare facility.</p>	<p>Please find the supplementary information at Annex 2.</p>

Item	Departmental Comments	Applicant's Responses
3. Comments from Planning Department 29.5.2023 (PlanD Officer: Mr. Sheldon NG, Tel: 2158 6020)		
1.	If the food bank is not a social welfare facility, it may be regarded as “shop and services”, which requires planning permission from the Town Planning Board at the subject site.	Noted. The Applicant submits the supplementary information at Annex 2 in response to SWD to ascertain whether the food bank is a welfare facility.
4. Comments from Electrical and Mechanical Services Department received on 10.7.2023 (EMSD Officer: Mr. Henry HO, Tel: 2808 3111)		
1.	<p>Please be advised that we have no particular comment on the document from electricity supply safety aspect. However, in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable or overhead line under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans (and overhead line alignment drawings, where applicable) to find out whether there is any underground cable and/or overhead line within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.</p> <p>We have no particular comment on the document as far as electricity supply safety is concerned.</p>	Noted.
5. Comments from Food and Environmental Hygiene Department received on 10.7.2023 (FEHD Officer: Ms. Cathy TANG, Tel: 3141 1223)		
1.	<p><u>General</u> The operation of activities / businesses at the address under application should not cause any environmental nuisance to the surroundings. For any wastes generated from the commercial / trading activities, the applicant should handle by their own / at their expenses.</p> <p><u>Operation of an Eating Place</u> If there is any services or other activities to be provided for the public at the premises, which are regulated by the Director of Food and Environmental</p>	<p>Noted.</p> <p>As the Proposed Development is limited in scale, it is expected that the volume of waste generation would be insignificant. Nevertheless, the Applicant/ operator(s) will ensure the operation of activities / businesses at the address under application will not cause any environmental nuisance to the surroundings. The operator(s) will also handle any waste generated from the commercial / trading activities in a responsible manner.</p> <p>The Applicant will submit an application to relevant licensing upon approval of the</p>

Item	Departmental Comments	Applicant's Responses
	<p>Hygiene under the Public Health and Municipal Services Ordinance (Cap. 132) or other relevant legislation(s), proper licence / permit issued by this Department is required.</p> <p>Based on the information provided, should the premise concerned is used for operation of a food business involving preparation of food and drinks for consumption by the public on the premise with seating accommodation, a restaurant licence (e..g General Restaurant / Light Refreshment Restaurant licence) issued by the FEHD is required.</p> <p>For more details about the application for a restaurant licence, please visit our official website at https://www.fehd.hksarg/english/licensing/index.html “Guide to Application for Licences”.</p>	<p>subject planning application.</p>
6. Comments from Housing Department received on 14.7.2023 (HD Officer: Mr. Kelvin SHEK, Tel: 2752 0551)		
1.	<p><u>Estate Management Aspect</u> While the subject car park is not under the management of HD, we have no comment on Estate Management aspect. However, while residents of Yat Tung Estate would also use the subject car park and the proposed conversion involved with decrease of number of existing car parking space, local consultation shall be considered.</p> <p><u>Town Planning Aspect</u> Given that all car parking spaces at Yat Tung Estate have been divested to the Link Properties Limited (LINK) in 2009, we have no comment on town planning aspect.</p> <p><u>Land Administrative Perspective</u> Subject to no adverse comment from SWD and LandsD, the increase of GFA at 1,211 m2 complies with the minimum welfare GFA at 5,072 m2 required under Clause 3.13 (c)(iii) of the Government Lease. However, such an increase will</p>	<p>Noted.</p> <p>The Applicant will submit an application to LandsD to seek consent upon approval of the subject planning application.</p>

Item	Departmental Comments	Applicant's Responses
	<p>result in the total GFA of the lot exceeding the maximum GFA permitted for the whole lot at 735,709 m2 under Clause 3.13 (a) of the Government Lease. LINK will have to apply to the Director of Lands for a consent accordingly</p> <p>Reduction of car parking spaces is a non-compliance of providing a total of 1,753 spaces for parking of motor vehicles within the Lot under Clause 3.22 (a) of the Government Lease. Moreover, the Director of Lands' prior written consent is required for any alternation of the carpark layout plan as stipulated in Clause 3.24 (c) of the Government Lease. Thus, LINK is required to apply to Director of Lands under lease for consent for the changes both in the number and layout of the of car parking spaces.</p>	
7. Comments from Lands Department received on 10.7.2023 (LandsD Officer: Mr. Leo YIP, Tel: 2852 4236)		
1.	<p>The application premises is within TCTL 30 (“the Lot”) which is held under a Government Lease for the purpose of non-industrial (excluding godown, hotel and petrol filling station) purposes. The total gross floor area of any building or buildings erected or maintained on the Lot shall not be more than 735,709 m2. Furthermore, the Lessee shall provide and maintain, among other things, within the Lot to the satisfaction of the Director of Lands 1,753 spaces and 67 spaces for the parking of motor vehicles (excluding motor cycles and goods vehicles) and motor cycles respectively. The Lessee shall not use or permit or suffer to be used the parking spaces indicated on the Car Park Layout Plan for any purpose other than for the respective purposes set out in the Government Lease.</p> <p>The proposal under the present planning application is to convert a portion of 5/F of Car Park No. 2 to an integrated training centre (including a multimedia training centre, a training centre (café) and a food bank) with a total floor area of about 1,211 m2. The applicant should clarify the respective numbers of parking spaces for motor vehicles and motor cycles to be affected. The proposal is in breach of the above-mentioned conditions in the Government Lease.</p>	<p>Noted.</p> <p>In order to accommodate the proposed multimedia training centre, training café and social welfare facilities (food bank), 42 nos. of car parking spaces and 5 nos. of motorcycle parking spaces at the conversion works area at Yat Tung Carpark No.2 would be suspended.</p>

Item	Departmental Comments	Applicant's Responses
	Should the captioned planning application be approved by the Town Planning Board, the owner of the application premises is required to apply to LandsD for a temporary waiver to implement his proposal. Every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the temporary waiver application will eventually be approved by LandsD. If the application for temporary waiver is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of waiver fee and administrative fee.	The Applicant will submit an application to LandsD to seek consent upon approval of the subject planning application.
8. Comments from Transport Department received on 10.7.2023 (TD Officer: Mr. Raymond LEE, Tel: 2399 2423)		
1.	<p>Kindly be advise that we have grave concern about the suspension of car parking spaces under the application. As such would you please provide the following for further review:-</p> <p>(1) Traffic Report (2.1.2 / 2.1.3) - please supplement the location and connectivity between Yat Tung Estate carpark no.1, no. 2 and no. 3;</p> <p>(2) Traffic Report (3.1.1) - more parking data throughout the year (the yearly period should be of normal traffic situation without the effect of COVID-19) is required instead of the condition of a particular month. - please review if the condition has changed after commencement of works at adjacent construction sites in Tung Chung. - the projection of future growth of parking demand should be considered and assessed.</p> <p>(3) Traffic Report (3.1.2 - 3.1.5) - please also advise the daily variation of the parking conditions. - please advise the respective parking conditions of hourly / visitor parking spaces and monthly / resident parking spaces.</p>	<p>Noted.</p> <p>(1): Noted. The location and connectivity between Yat Tung Estate carpark no.1, no.2 and no. 3 will be provided in the revised traffic report of the next FI.</p> <p>(2): Noted. The mentioned issues will be addressed in the revised traffic report of the next FI.</p> <p>(3): Noted. Parking conditions data will be provided in the revised traffic report of the next FI.</p>

Item	Departmental Comments	Applicant's Responses
	<ul style="list-style-type: none"> - please separate the parking conditions of Car park No. 2 and Car park No. 3. - please advise the parking condition of Car Park No. 1. <p>(4) Please advise the situation of on-street parking and illegal parking around Yat Tung Estate (both day and night time); and</p> <p>(5) Please advise if any local consultation have been carried out for this proposal.</p>	<p>(4): The situation of on-street parking and illegal parking around Yat Tung Estate (both day and night time) will be provided in the revised traffic report of the next FI.</p> <p>(5): This proposal is available for public inspection on the Town Planning Board's website and at the Planning Enquiry Counters of the Planning Department. During the three-week statutory publication period, four public comments were received supporting this proposal from the Islands District Councilors of Yat Tung Estate North constituency and three individuals. No public comment objecting to this proposal was received.</p>

Annex 1

Planning Clarification

Planning Clarification

1. Proposed ‘Social Welfare Facility’ Use within the Application Site

We would like to clarify the proposed social welfare facility (food bank) under the current planning application. The applicant submits a service proposal of the proposed food bank in Annex 2 reflecting that the ‘food bank’ use could be regarded as a ‘Social Welfare Facility’ which is a Column 1 use on the OZP for “R(A)” zone and is always permitted, subject to SWD’s consent. Hence, the proposed social welfare facility would not form part of the current planning application. Subject to the negotiations between the potential service operator(s) and relevant government departments, and the agreement with SWD, the details of the proposed social welfare facility will be further determined in the detailed design stage to better cater for the community’s needs for welfare facilities.

2. GFA Calculation

We, on behalf the Applicant, provide additional information on the gross floor area (“GFA”) calculation of the proposed development with reference to the entire development in Yat Tung Estate.

- a. Please be informed that the proposed partial conversion of Yat Tung Car Park No. 2 to a training centre and eating place would not lead to an increase in overall domestic GFA or plot ratio (“PR”) and the total domestic PR of Yat Tung Estate would not exceed the maximum PR of 5.
- b. Please be clarified the proposed non-domestic GFA and PR of Yat Tung Estate is 92,149.359m² and 0.601. A breakdown of the development parameters of Yat Tung Estate is supplemented in the below table. Changes apply to the entire planning submission and relevant attachments.

Major Development Parameters of the Yat Tung Estate

Parameters	Existing Development	Proposed Scheme	Change
Site Area of Yat Tung Estate	153,312.000m ²	153,312.000m ²	-
Domestic GFA of Yat Tung Estate	708,690.728m ²	708,690.728m ²	-
Domestic PR of Yat Tung Estate	4.623	4.623	-
Non-domestic GFA of Yat Tung Estate	92,149.359m ²	93,360.359m ²	+1,211m ² (+1.3%)
- 15,033.005m ²	- 15,033.005m ²	- 15,033.005m ²	-
- Commercial Centre 1	- 4,356.615m ²	- 4,356.615m ²	-
- Commercial Centre 2	- 2,061.191m ²	- 2,061.191m ²	-
- Multi-Storey Car Park 1	- 9,681.65m ²	- 10,892.65m ²	+1,211m ² (+1.3%)
- Multi-Storey Car Park 2	- 5,455.17m ²	- 5,455.17m ²	-
- Multi-Storey Car Park 3	- 240.584m ²	- 240.584m ²	-
- Office	- 42,565.48m ²	- 42,565.48m ²	-
- School	- 5,521.744m ²	- 5,521.744m ²	-

- Non-domestic Portion of Domestic Block - Misc. (Automated Refuse Collection System, Covered walkway, pavilion, etc.)	- 7,233.92m ²	- 7,233.92m ²	-
Non-Domestic PR	0.601	0.609	+0.008 (+1.3%)

Annex 2

Service Proposal by Potential Service Operator(s)

Proposal for Yat Tung Kindness Centre

Background

St. James' Settlement (SJS) was established in 1949 under Hong Kong Sheng Kung Hui. It is a multi-social service agency which provides high quality comprehensive service to meet the needs of our society, to enable the individuals to help themselves and others, and to build an integrated and harmonious community. As a social service organization, SJS always upholds the principle of serving ***"The Poor and the Weak"***. To date, SJS has 85 service points in the territory to serve more than 2.5 million person-times each year. Our target beneficiaries include children, teenagers, families, the elderly and people with disabilities.



The Tung Chung New Town in North Lantau was one of the previous Airport Core Programme projects to support the development of the Hong Kong International Airport. The new town's population is about 116,000 in Year 2021 and the population is relatively young with 71% are aged under 55. Upon completion of the extension, the Tung Chung New Town's total population will increase to about 310,000 in Year 2030. It reflects high demand in social service. Besides, in general, Islands District is ranked the 6th poorest districts among all and most of the low-income families located in Yat Tung area. According to 2016 Population By-census, over 5.3% of population are ethnic minorities who face many challenges in daily life, including language barriers, low academic qualifications, employment difficulties, as well as religious and cultural difference. Community support services for ethnic minorities will be the key to their smooth integration into society.

Since February 2009, the government funded non-governmental organizations to operate the short-term food assistance service for the deprived families. SJS People's Food Bank is the operator that provides food assistance service to Hong Kong Island and Outlying Islands (including Tung Chung). Till the end of May 2023, with reference to our service users' profile, Tung Chung is the top (42.4%) demanding areas among all. At this moment, SJS can only provide limited service due to the lack of premise in Tung Chung area.

Application for Welfare Leasing

- Location A, 5/F, Multi-storey Car Park 2, Yat Tung Estate, 8 Yat Tung Street, Tung Chung
- Leasable areas: ~3,005 sq. ft. (subject to final approval)

Proposed Name of Service Centre

- Yat Tung Kindness Centre

Objectives

- To enhance the quality of living of people in need by providing one-stop social service, including food assistance and other charity services
- To foster a caring community by encouraging mutual help

Services Nature

- Charity
- Community support

Service Targets

Beneficiaries from one of the below targets who will live in Tung Chung residents, especially from Yat Tung and Mun Tung Estates

- Individuals and families with low income or in financial hardship (mainly below 55% of Median Monthly Domestic Household Income)
- Unemployed
- Deprived elderly
- Deprived children and youth
- Ethnic Minorities (EM)

Proposed Services

Tentatively SJS will provide food bank and related services to people in need. The actual services to be provided will be subjected to the funding sources and service demand. SJS will seek SWD District Office and local stakeholders' advice regarding the services when the approved land use confirmed.

All the food bank users are required to conduct eligibility assessment before receiving the services. They need to make appointments before getting food packs from the centres in order to avoid crowd environment in the centre.

Contact Person

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Updated on 22 Sep 2023

Annex 3

Revised Sewerage Impact Assessment Report

Section 16 Application for Proposed Training Centre and Eating Place at Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories

Sewerage Impact Assessment Report

Reference: P086/R01 Issue 3
Date: August 2023
Confidential



Section 16 Application for Proposed Training Centre and Eating Place at Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories

Sewerage Impact Assessment Report

Reference: P086/R01 Issue 3

Date: August 2023

Issue	Status	Prepared By	Date	Checked by	Date	Approved By	Date
1	Final	AIC	28/10/22	EMT	28/10/22	PAI	28/10/22
2	Final	AIC	15/5/23	EMT	15/5/23	PAI	15/5/23
3	Draft	AIC	9/8/23	EMT	9/8/23	PAI	9/8/23

23/F Wui Tat Centre, 55 Connaught Road West, Sheung Wan, Hong Kong
Tel: (852) 3114 1144

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1 Introduction

1.1 Background

The Project Proponent intends to convert part of the top floor of the existing Yat Tung Carpark 2, located at 8 Yat Tung Street (hereafter as “the Site”) with the proposed food bank and vocational training centre (hereafter as “the Proposed Development”).

Urban Green Consultants Limited (UGC) has been commissioned by the Project Proponent to conduct a Sewerage Impact Assessment (SIA) to assess the potential sewerage impacts arising from the change of sewerage generation due to the Proposed Development.

1.2 Objective of the SIA

The objectives of this SIA are to assess the potential sewerage impact arising from the Proposed Development and recommend the mitigation measures, if necessary, to alleviate the impacts.

1.3 Report Structure

The remaining chapters of this report are shown below:

Chapter 2 – Site Description

Chapter 3 – Evaluation of Sewerage Impact

Chapter 4 – Results and Discussion

Chapter 5 - Conclusion

2 Site Description

2.1 Site Location and Its Environs

The Project Site is located at 8 Yat Tung Street, Tung Chung. Yat Tung Shopping Centre is located at the west of the Site, while Kan Yat House is located at its northeast. The total usable floor area (UFA) of the Project is approximately 902m².

Figure 2.1 shows the Site location and its environs.

2.2 Site characteristics and Proposed Uses

The current use of the Project Site is parking lot. Conversion of the Site into food bank and vocational training centre for multimedia and cafe is proposed by the Project Proponent.

The development plans of the Proposed Development are presented in Appendix A.

2.3 Existing Sewerage Condition

Drainage plans (Plan no.: 9-SE-8D-1, 9-SE-8D-2, 9-SE-8D-3 and 9-SE-8D-4) were obtained from Drainage Services Department (DSD) in August 2022 to gather the background information of the sewerage infrastructure in the vicinity of the Site. The relevant drainage data are extracted from the drainage plans and presented in Figure 3.1 for ease of reference.

According to the existing sewerage records and information from DSD, the Site is currently served by public sewers along Yat Tung Street. The sewerage generated from the Proposed Development can be discharged into the existing 375mm-diameter sewer along Yat Tung Street at Manhole A01 (Manhole no.: FMH7057961 as Figure 3.1 refers).

3 Evaluation of Sewerage Impact

3.1 Assumption and Methodology

The proposed sewage discharge location of the Proposed Development will be connected to the existing 375mm-diameter sewer at Manhole A01 (manhole no.: FMH7057961) as Figure 3.1 refers. The adequacy in capacities of the existing sewers along Yat Tung Street have been checked based on the existing downstream flow estimates and estimation of future sewage generated from the Proposed Development.

According to the drainage layout plans from DSD and Buildings Department, the sewage generated from Yat Tung Estate Carpark No. 2, Heung Yat House, Chi Yat House, Sin Yat House, Kan Yat House, and the Proposed Development is discharged into Manhole A01 (manhole no.: FMH7057961). For other downstream developments, the discharge points of Kit Yat House and Po Yat House are connected to Manhole A05 (manhole no.: FMH7057966) and Manhole A06 (manhole no.: FMH7057967), respectively. As for Tak Yat House, Him Yat House, Shun Yat House, Fuk Yat House, Luk Yat House, Ying Yat House, Yu Yat House, Chui Yat House, Yuet Yat House, Sui Yat House, Yat Tung Shopping Centre, and Tung Chung Catholic School, the sewage is discharged into Manhole A08 (manhole no.: FMH7057969).

The unit flow factors as recommended in the Environmental Protection Department's (EPD's) *Guidelines for Estimating Sewerage Flows for Sewerage Infrastructure Planning* (hereafter as "GESF") published by EPD in 2005 has been adopted in the assessment.

3.2 Sewerage Generation

3.2.1 Sewerage Generation

For the sewage flow estimation of the Proposed Development and other downstream developments, the planning unit flow factors as stated in the GESF have been adopted and are summarised in Table 3.1.

Table 3.1 Unit Flow Factor Adopted in the Calculation

Source	Unit Flow Factor	Reference
Proposed development		
Staff	0.280 m ³ /person/day	Commercial Employee + J11 Community, Social & Personal Services in Table T-2 of GESF in Table T-2 of GESF

Source	Unit Flow Factor	Reference
Food Bank Users	0.015 m ³ /person/day	"Visitor" of Table 3-4 of "Wastewater Engineering Treatment and Reuse" published by Metcalf & Eddy
Trainees (Multimedia)	0.040 m ³ /person/day	School student in Table T-2 of GESF
Trainers and Trainees (Café)	1.580 m ³ /person/day	Commercial Employee + J10 Restaurants & Hotels in Table T-2 of GESF
Surrounding developments		
Market	0.280 m ³ /person/day	Commercial Employee + J4 Wholesale & Retail in Table T-2 of GESF
Staff (Day Nursery, Kindergartens, Service Centre, and Schools)	0.280 m ³ /person/day	Commercial Employee + J11 Community, Social & Personal Services in Table T-2 of GESF
Students (Day Nursery, Kindergartens, and Schools)	0.040 m ³ /person/day	School student in Table T-2 of GESF
Residents (Yat Tung Estate)	0.190 m ³ /person/day	Domestic - Public rental in Table T-1 of GESF
Staff (Retail shops)	0.280 m ³ /person/day	Commercial Employee + J4 Wholesale & Retail in Table T-2 of GESF
Staff (Clinics & Library)	0.280 m ³ /person/day	Commercial Employee + J11 Community, Social & Personal Services in Table T-2 of GESF
Office	0.280 m ³ /person/day	Commercial Employee + General – territorial average in Table T-2 of GESF
Staff (Restaurant & Kitchen)	1.580 m ³ /person/day	Commercial Employee + J10 Restaurants & Hotels in Table T-2 of GESF
Staff (Banks)	0.080 m ³ /person/day	Commercial Employee + J6 Finance, Insurance, Real Estates & Business Services in Table T-2 of GESF

The domestic population of Yat Tung Estate is estimated from the average household size (i.e., 2.7) in the Islands District provided by Census and Statistics Department. The calculations of sewerage generation have been provided in Appendix B for reference.

3.2.2 Sewerage Capacity

According to the "Sewerage Manual – Key Planning Issues and Gravity Collection System" published by DSD in 2013, the capacities of respective sewers have been calculated based on Manning's equation, assuming full bore flow with no surcharge

as below:

$$Q = A_w V$$
$$V = \frac{R^{2/3} S^{1/2}}{n}$$

where A_w = Wetted Area (Cross-sectional area of water body, m²)
 P_w = Wetted perimeter, m
 V = Velocity of flow
 R = Hydraulic radius (m) = A_w/P_w
 S = Slope of the total energy line
 n = Manning's roughness coefficient
($n=0.015$ is adopted for the "fair" condition of vitrified sewer pipe)

The sewerage impact on various segments of the sewer was evaluated by comparing the estimated peak flow against the capacity of the respective sewer segments.

The detailed calculations are provided in [Appendix C](#) for reference.

4 Results and Discussion

4.1 Capacity of Sewers

The total estimated flow of the Proposed Development is approximately 30.59m³/day. The proposed final discharge point from the Site will be connected to the existing 375mm-diameter sewer at manhole A01 (refer to Figure 3.1).

The capacity of each segment for the concerned downstream sewers (i.e., segments A01 to A12 as shown in Figure 3.1) between each manhole has been evaluated. The percentage of used capacity for the concerned sewers ranges from 22% to 89%. Estimation of the flows and capacities are detailed in Appendix B and Appendix C, respectively.

Table 4.1 Estimation of Existing Pipe Capacities

Pipe Segment	Diameter, m	Flow Capacity, m ³ /s	Estimated Peak Flow, m ³ /s	Used Capacity
A01 - A02	0.375	0.106	0.056	52%
A02- A03	0.375	0.113	0.056	49%
A03 - A04	0.450	0.252	0.056	22%
A04 - A05	0.450	0.205	0.056	27%
A05 - A06	0.450	0.313	0.070	22%
A06 - A07	0.450	0.186	0.084	45%
A07 - A08	0.450	0.182	0.084	46%
A08 - A09	0.450	0.180	0.160	89%
A09 - A10	0.450	0.183	0.160	87%
A10 - A11	0.450	0.183	0.160	87%
A11 - A12	0.450	0.193	0.160	83%

Notes:

- The Manning's roughness coefficient (n=0.015) is adopted for the "fair" condition of vitrified sewer pipe

Base on the assessment results presented in Appendix C, all segments of sewage pipes will have enough capacity to cater with the estimated peak discharge flows.

As such, there will be no adverse sewerage impact arising from the proposed development and hence no upgrading works on the existing sewage network will be required.

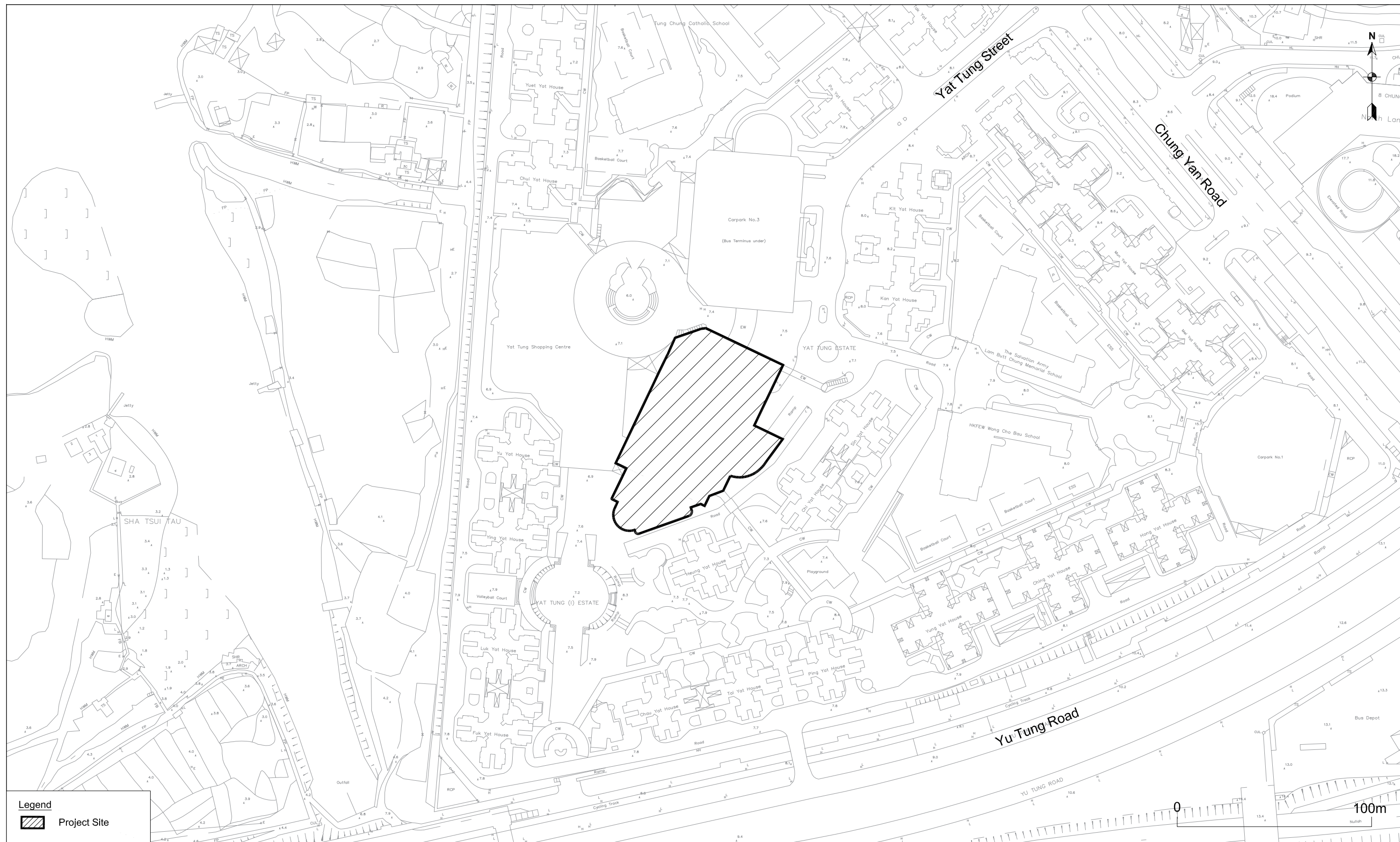
5 Conclusion

A Sewerage Impact Assessment (SIA) has been conducted to evaluate the possible impacts on the local sewerage network due to the operation of the Proposed Development.

The assessment finding demonstrated and confirmed that there should be sufficient sewage capacity for public sewer all Yat Tung Street to handle sewage generation from the proposed development.

Based on the above, it is concluded that the sewerage impact arising from the Proposed Development should be acceptable.

Figures



Legend
 Project Site

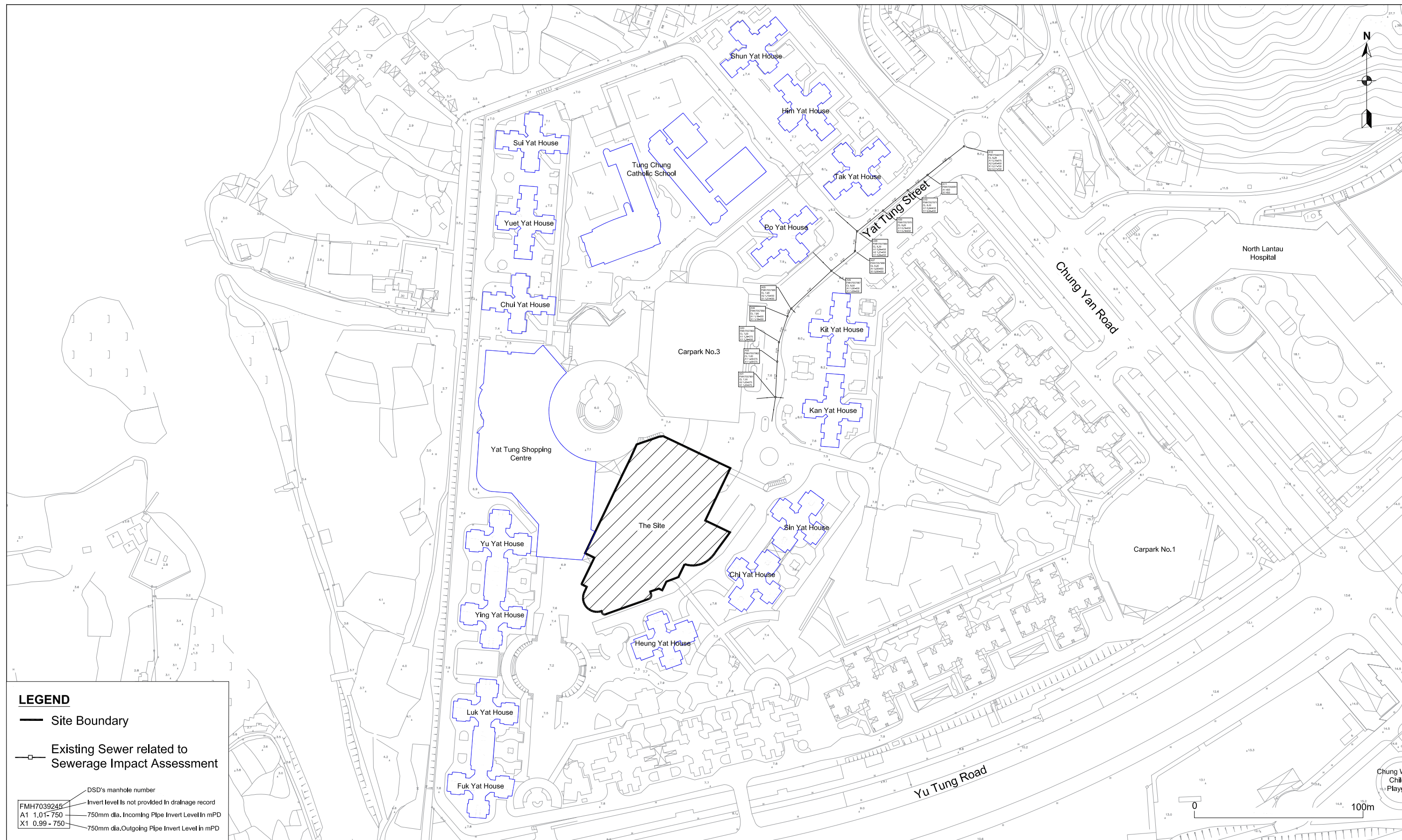


Section 16 Application for Proposed Training Centre and Eating Place at Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories

Site and Its Environs

Figure 2.1

Rev. 0



Section 16 Application for Proposed Training Centre and Eating Place at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories

Existing Sewerage Network

Figure 3.1

Rev. 0

Appendix A

Proposed Layout Plan

Appendix B

Calculations of Daily Flow

<u>Estimation of Daily Flow from the Proposed Development</u>	<u>Remark</u>
<u>Generation from Food Bank</u>	
Generation from User	
Number of user 59 persons	Information form Project Architect.
Unit flow 0.015 m ³ /person/day	Referred to the unit flow factor for "Visitor" of Table 3-4 of "Wastewater Engineering Treatment and Reuse" published by Metcalf & Eddy.
Estimated daily flow <u>0.89</u> m ³ /day	
<u>Generation from Training Centre</u>	
Generation from Café	
Number of staff in kitchen area 13 persons	Information form Project Architect.
Unit flow 1.58 m ³ /person/day	Referred to the planning unit flow for Commercial Employee + J10 Restaurants & Hotels in Table T-2 of GESF(b).
Estimated daily flow <u>20.54</u> m ³ /day	
Generation from Office	
Number of staff 7 persons	Information form Project Architect.
Unit flow 0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow <u>1.96</u> m ³ /day	
Generation from Training Rooms	
Number of trainee 70 persons	Information form Project Architect.
Unit flow 0.04 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
Estimated daily flow <u>2.80</u> m ³ /day	
Generation from Creative Studio	
Number of trainee 110 persons	Information form Project Architect
Unit flow 0.040 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
Estimated daily flow <u>4.40</u> m ³ /day	
Total estimated daily flow <u>30.59</u> m³/day	

<u>Downstream Sewage Generation</u>			
A	<u>Generation from Carpark No. 2</u>		
	Generation from G/F market		
	Number of population	78 persons	From HeBROS records.
	Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J4 Wholesale & Retail in Table T-2 of GESF(b).
	Estimated daily flow	<u>21.84</u> m ³ /day	
	Generation from 1/F day nursery		
	Number of staff	10 persons	From HeBROS records.
	Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
	Estimated daily flow	<u>2.80</u> m ³ /day	
	Number of children	60 persons	From HeBROS records.
	Unit flow	0.04 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
	Estimated daily flow	<u>2.40</u> m ³ /day	
	Generation from 2-3/F kindergarten		
	Number of teachers	30 persons	From HeBROS records.
	Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
	Estimated daily flow	<u>8.40</u> m ³ /day	
	Number of students	720 persons	From HeBROS records.
	Unit flow	0.04 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
	Estimated daily flow	<u>28.80</u> m ³ /day	
	Generation from R/F service centres		
	Gross floor area	264.71 m ²	Assumed from existing building layout.
	Worker density	3.3 workers/ 100m ² GFA	Referred to worker density for Community, Social & Personal Services + All Types in Table 8 of CIFSUS(a).
	Number of staff	9 persons	
	Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
	Estimated daily flow	<u>2.52</u> m ³ /day	
	Number of visitors	447 persons	From HeBROS records.
	Unit flow	0.015 m ³ /person/day	Referred to the unit flow factor for "Visitors" of Table 3-4 of "Wastewater Engineering Treatment and Reuse" published by Metcalf & Eddy.
	Estimated daily flow	<u>6.71</u> m ³ /day	
	Total estimated daily flow	<u>73.47</u> m³/day	
B	<u>Generation from Kan Yat House</u>		
	Generation from residents		
	Number of population	1080 persons	Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons;
	Unit flow	0.19 m ³ /person/day	From property website, number of flats: 400.
	Estimated daily flow	<u>205.20</u> m ³ /day	Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).
C	<u>Generation from Kit Yat House</u>		
	Generation from residents		
	Number of population	1080 persons	Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons;
	Unit flow	0.19 m ³ /person/day	From property website, number of flats: 400.
	Estimated daily flow	<u>205.20</u> m ³ /day	Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).
D	<u>Generation from Po Yat House</u>		
	Generation from residents		
	Number of population	1080 persons	Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons;
	Unit flow	0.19 m ³ /person/day	From property website, number of flats: 400.
	Estimated daily flow	<u>205.20</u> m ³ /day	Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).

[illegible]

[illegible]

I <u>Generation from Yat Tung Shopping Centre</u>		
Generation from retail shops		
Gross floor area	4033 m ²	From HeBROS records.
Worker density	3.5 persons/ 100m ² GFA	Referred to worker density for Retail Trade + All Types in Table 8 of CIFSUS(a).
Number of employees	142 persons	
Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employees + Commercial activities J4 Wholesale & Retail in Table T-2 of GESF(b).
Estimated daily flow	<u>39.76</u> m ³ /day	
Generation from clinics & library		
Gross floor area	1117 m ²	From HeBROS records.
Worker density	3.3 persons/ 100m ² GFA	Referred to worker density for Community, Social & Personal Services + All Types in Table 8 of CIFSUS(a).
Number of employees	37 persons	
Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employees + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow	<u>10.36</u> m ³ /day	
Generation from offices		
Gross floor area	210 m ²	From HeBROS records.
Worker density	3.4 persons/ 100m ² GFA	Referred to worker density for All economic activities + All Types in Table 8 of CIFSUS(a).
Number of employees	8 persons	
Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employees + General - territorial average in Table T-2 of GESF(b).
Estimated daily flow	<u>2.24</u> m ³ /day	
Generation from restaurants & kitchens		
Gross floor area	2468 m ²	From HeBROS records.
Worker density	5.1 persons/ 100m ² GFA	Referred to worker density for Restaurant + All Types in Table 8 of CIFSUS(a).
Number of employees	126 persons	
Unit flow	1.58 m ³ /person/day	Referred to the planning unit flow for Commercial employees + Commercial activities J10 Restaurants & Hotels in Table T-2 of GESF(b).
Estimated daily flow	<u>199.08</u> m ³ /day	
Generation from banks		
Gross floor area	262 m ²	From HeBROS records.
Worker density	5.5 persons/ 100m ² GFA	Referred to worker density for Finance, Insurance, Real Estates & Business Services + All Types in Table 8 of CIFSUS(a).
Number of employees	15 persons	
Unit flow	0.08 m ³ /person/day	Referred to the planning unit flow for Commercial employees + Commercial activities J6 Finance, Insurance, Real Estates & Business Services in Table T-2 of GESF(b).
Estimated daily flow	<u>1.20</u> m ³ /day	
Total estimated daily flow	<u>252.64</u> m³/day	

(a) CIFSUS - "Commercial and Industrial Floor Space Utilization Survey" published by Planning Department (PlanD) in 2005

(b) GESF - "Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning" published by Environmental Protection Department (EPD) in 2005.

Appendix C

Flow Capacity Calculations

A. Estimated Pipe Capacity and Adequacy Check for the Existing Sewage System

Manhole Reference		Pipe segment	Length	Level (out)	Level (in)	d	A _w	P _w	R	s	n ^[1]	V	Q _c	Q _d	P _{CE} ^[2]	PF ^[3]	Q _p	Is Q _c > Q _p ?	% of capacity	Remark
Upstream	Downstream		m	mPD	mPD	m	m ²	m	m	-	m ^{1/3} s	m/s	m ³ /s	m ³ /day	-	-	m ³ /s	Y/N	%	
Downstream																				
FMH7057961	FMH7057962	A01 - A02	20.37	1.50	1.40	0.375	0.110	1.178	0.094	0.005	0.015	0.964	0.106	802	1.00	6	0.056	Y	52%	Qd = total flow from the Proposed Development, Yat Tung Estate Carpark No. 2, Heung Yat House, Chi Yat House, Sin Yat House, and Kan Yat House
FMH7057962	FMH7057963	A02- A03	10.80	1.40	1.34	0.375	0.110	1.178	0.094	0.006	0.015	1.026	0.113	802	1.00	6	0.056	Y	49%	Qd = flow from the previous segment A01-A02
FMH7057963	FMH7057964	A03 - A04	15.42	1.34	1.18	0.450	0.159	1.414	0.113	0.010	0.015	1.583	0.252	802	1.00	6	0.056	Y	22%	Qd = flow from the previous segment A02-A03
FMH7057964	FMH7057966	A04 - A05	4.36	1.18	1.15	0.450	0.159	1.414	0.113	0.007	0.015	1.289	0.205	802	1.00	6	0.056	Y	27%	Qd = flow from the previous segment A03-A04
FMH7057966	FMH7057967	A05 - A06	31.88	1.51	1.00	0.450	0.159	1.414	0.113	0.016	0.015	1.965	0.313	1007	1.00	6	0.070	Y	22%	Qd = total flow from the previous segment A04-A05 and Kit Yat House
FMH7057967	FMH7057968	A06 - A07	17.62	1.00	0.90	0.450	0.159	1.414	0.113	0.006	0.015	1.170	0.186	1212	1.00	6	0.084	Y	45%	Qd = total flow from the previous segment A05-A06 and Po Yat House
FMH7057968	FMH7057969	A07 - A08	11.11	0.90	0.84	0.450	0.159	1.414	0.113	0.005	0.015	1.142	0.182	1212	1.00	6	0.084	Y	46%	Qd = flow from the previous segment A06-A07
FMH7057969	FMH7057970	A08 - A09	18.91	0.84	0.74	0.450	0.159	1.414	0.113	0.005	0.015	1.130	0.180	3458	1.00	4	0.160	Y	89%	Qd = total flow from the previous segment A07-A08, Tak Yat House, Him Yat House, Shun Yat House, Fuk Yat House, Luk Yat House, Ying Yat House, Yu Yat House, Chui Yat House, Yuet Yat House, Sui Yat House, Yat Tung Shopping Centre, and Tung Chung Catholic School.
FMH7057970	FMH7057971	A09 - A10	18.24	0.74	0.64	0.450	0.159	1.414	0.113	0.005	0.015	1.150	0.183	3458	1.00	4	0.160	Y	87%	Qd = flow from the previous segment A08-A09
FMH7057971	FMH7059081	A10 - A11	14.08	0.64	0.56	0.450	0.159	1.414	0.113	0.005	0.015	1.150	0.183	3458	1.00	4	0.160	Y	87%	Qd = flow from the previous segment A09-A10 Since slope of pipe segment A10-A11 is not provided in the drainage records, it is assumed to be the same as that of pipe segment A08-A09.
FMH7059081	FMH7044313	A11 - A12	26.73	0.56	0.40	0.450	0.159	1.414	0.113	0.006	0.015	1.212	0.193	3458	1.00	4	0.160	Y	83%	Qd = flow from the previous segment A10-A11 Since slope of pipe segment A11-A12 is not provided in the drainage records, the incoming and outcoming invert levels of manhole FMH7059081 are assumed to be the same.

Note [1] Catchment Inflow factors, PCIF is referred to Table T-4 of Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (GESF) published by EPD in 2005.
[2] As the contributing population of the proposed development between 1000 and 5000 people, peaking factor of 6 is adopted based on Table T-5 (including stormwater allowance) of GESF.
As the contributing population of the proposed development between 10000 and 50000 people, peaking factor of 4 is adopted based on Table T-5 (including stormwater allowance) of GESF.

Legend A_w = Wetted Area, m²
P_w = wetted perimeter, m
R = hydraulic radius (m) = A_w/P_w
s = slope of the total energy line
n = Manning's roughness coefficient, m^{-1/3}s
V = Velocity of flow calculated based on Manning's Equation, m/s
Q_c = Flow Capacity, m³/s
Q_d = Estimated cumulative daily flow, m³/s
PF = Peaking Factor
P_{CE} = Catchment Inflow Factor
Q_p = Estimated cumulative peak flow, m³/s

Date : 14th November 2023
Our Ref. : PPC/PLG/10095/L007

Town Planning Board Secretariat,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

**Proposed Training Centre and Eating Place in "Residential (Group A)" Zone at
Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories
(Planning Application No. A/I-TCTC/65 under Section 16 of the Town Planning Ordinance)**

Submission of Further Information 2

The current submission is to supersede the submission dated 10 and 13 November 2023. The enclosed materials in the current submission include:

- **Responses-to-Comments Table**
- **Annex 1 – Revised Traffic Impact Assessment Report**

Please be informed that the soft copy of the FI will be uploaded to the Board's Share Point. The above submission does not result in a material change of the nature of the captioned application.

Should you have any queries, please do not hesitate to contact the undersigned or Ms Amy KWONG at [REDACTED] or [REDACTED]. Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c. Mr Sheldon NG (Town Plnr/Islands 6, PlanD) - by Email
Mr Walter KWONG (Sr Town Plnr/Islands 2, PlanD) - by Email
The Applicant – by Email

**Section 16 Application for Proposed Training Centre and Eating Place in
"Residential (Group A)" Zone at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories**

Planning Application No. A/I-TCTC/65

Further Information 2

November 2023

Reference : PPC-PLG-10095

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Transport Department received on 10.7.2023 (TD Officer: Mr. Raymond LEE, Tel: 2399 2423)		
1.	Kindly be advise that we have grave concern about the suspension of car parking spaces under the application. As such would you please provide the following for further review:	Noted.
	(1) Traffic Report (2.1.2 / 2.1.3) - please supplement the location and connectivity between Yat Tung Estate carpark no.1, no.2 and no. 3;	Please find attached Figure 1 (Rev.A) for the location and connectivity of Yat Tung Estate carpark no.1, no.2 and no. 3 and existing floor plan for carpark no.2 in Appendix B for your reference. The second and third floor plans show the linked bridge between Yat Tung Estate carpark no.2 and no. 3.
	(2) Traffic Report (3.1.1) - more parking data throughout the year (the yearly period should be of normal traffic situation without the effect of COVID-19) is required instead of the condition of a particular month. - please review if the condition has changed after commencement of works at adjacent construction sites in Tung Chung. - the projection of future growth of parking demand should be considered and assessed.	- The most up-to-date traffic data from September 2022 to August 2023 is included in the traffic assessment for your consideration. - Noted. The condition has been reviewed and the traffic data is based on the latest situation of proposed development site area for the assessment. Noted. - Growth rate of 1% is applied for the traffic assessment for your consideration
	(3) Traffic Report (3.1.2 - 3.1.5) - please also advise the daily variation of the parking conditions. - please advise the respective parking conditions of hourly / visitor parking spaces and monthly / resident parking spaces.	Please find Table 3.5 in the revised Traffic Report which shown daily variation of PV and MC parking during weekday and weekend in August 2023 for your information. As information provided from the applicant, there is 877 nos. of monthly parking space and 394 nos. of hourly parking spaces in carpark no.2 and no. 3, it is subject to the monthly ticket sold and demand of monthly/hourly situation.

Item	Departmental Comments	Applicant's Responses
	<p>- please separate the parking conditions of Car park No. 2 and Car park No. 3.</p> <p>- please advise the parking condition of Car Park No. 1.</p>	<p>For motorcycle, 67 nos. of parking spaces are share with monthly and hourly used, it is subject to the demand of hourly and monthly parking condition.</p> <p>Please note that carpark No.2 and carpark No.3 are connected, thus the parking data cannot be separated as provided by the applicant.</p> <p>Table 3.5 indicate the parking conditions of hourly and monthly parking condition in August 2023. Please find Tables 3.1 and 3.2 in the revised traffic report which summarized the parking condition in carpark No.1 for your information.</p>
	(4) Please advise the situation of on-street parking and illegal parking around Yat Tung Estate (both day and night time); and	Please find the situation of on-street parking and illegal parking around Yat Tung Estate (both day and night time) in the Chapter 4 of the revised Traffic Report for your information and consideration.
	(5) Please advise if any local consultation have been carried out for this proposal.	This proposal is available for public inspection on the Town Planning Board's website and at the Planning Enquiry Counters of the Planning Department. During the three-week statutory publication period, four public comments were received supporting this proposal from the Islands District Councilor of Yat Tung Estate North constituency and three individuals. No public comment objecting to this proposal was received.

Annex 1

Revised Traffic Impact Assessment Report

**Section 16 Application for Proposed Training Centre and
Eating Place at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories**

Traffic Report (Revision A)

November 2023



CTA Consultants Limited

志達顧問有限公司



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APPENDIX A

Figure 1 (Rev. A) – Site Location Plan

Figure 2 – Carpark Layout plan on 5/F at Yat Tung Carpark No.2

Figure 3 – Proposed Carpark Layout plan of Conversion Works

APPENDIX B

Yat Tung Estate carpark No.2 Floor Plan



1. INTRODUCTION

1.1 Background

- 1.1.1 The Applicant intends to convert a portion of 5/F of Yat Tung carpark No.2 at 8 Yat Tung Street, Tung Chung for proposed Food Bank, Training Centre (for Multimedia and Cafe) and Eating Place. The location of the subject site is shown in **Figure 1 (Rev. A)**.
- 1.1.2 In order to accommodate the proposed food bank, training centre and eating place, 42 nos. of car parking spaces and 5 nos. of motorcycle parking spaces at Yat Tung Carpark No.2 would be suspended at the conversion works area. The existing carpark layout of the 5/F of Yat Tung carpark No.2 is shown in **Figure 2** and the proposed conversion layout is shown in **Figure 3**.
- 1.1.3 The provision of car parking spaces in the area will be slightly reduced due to the suspension of car parking spaces. This traffic study is to investigate the potential traffic impact to the local car parking situation after the proposed conversion in order to support the planning application.

2. INTERNAL TRAFFIC FACILITY

2.1 Existing Parking Condition

- 2.1.1 The existing Yat Tung Carpark consists of Yat Tung Carpark No.1, Yat Tung Carpark No.2 and Yat Tung Carpark No.3 with total of 1,753 car parking spaces and 67 nos. of motorcycle parking spaces. The locations of the carparks as shown in **Figure 1 (Rev.A)**.
- 2.1.2 Yat Tung Carpark No.2 is connected to Yat Tung Carpark No.3 with 5-storey and total of 1,271 car parking spaces and 67 nos. of motorcycle parking spaces. The existing Yat Tung Estate carpark No.2 Floor Plan as attached in **Appendix B**, the second and third floor plans show the linked bridge between Yat Tung Estate carpark no.2 and Yat Tung Carpark No.3.
- 2.1.3 Owing to the close proximity of the car parks to the proposed location, share effect on the car parking capacity is expected at Yat Tung Carpark No.1, No.2 and Yat Tung Carpark No.3.
- 2.1.4 A summary of the internal transport facilities of Yat Tung Carpark No.1, Yat Tung Carpark No.2 and Yat Tung Carpark No.3 is summarized in **Table 2.1**.

Table 2.1 Internal Transport Facilities Provision for Yat Tung Carpark No.1, Yat Tung Carpark No.2 and Yat Tung Carpark No.3

Type of Space	No. of Parking Space at Yat Tung Carpark No.1	No. of Parking Space at Yat Tung Carpark No.2 & Yat Tung Carpark No.3	Total No. of Parking Spaces
Private Car	482	1,271	1,753
Motorcycle	0	67	67



3. ASSESSMENT FOR WITH AND WITHOUT PROPOSED DEVELOPMENT

3.1 Car Parking Demand (Without Proposed Development)

3.1.1 Based on the latest traffic data provided by the Applicant in typical weekday and weekend and public holidays in 2022 to 2023 and considered that the traffic condition is resuming to normal situation in view of the gradual relaxation of social distancing measures by HKSAR government of COVID -19. Thus, the parking data of September 2022 to August 2023 is adopted in this study.

3.1.2 The occupancy rates of car parks of Yat Tung Carpark No.1, No.2 and Yat Tung Carpark No.3 are summarized in **Tables 3.1 - 3.4**.

3.1.3 **Table 3.5** shown the average daily variation of PV and MC parking condition during weekday and weekend in August 2023 for Yat Tung Carpark No.2 and Yat Tung Carpark No.3.

Table 3.1 Parking Condition of PV during weekday – (Without Proposed Development)

	CP1		CP2 & 3	
	Occupancy %	Occupancy	Occupancy %	Occupancy
Sep-22	57%	276	58%	734
Oct-22	56%	271	58%	741
Nov-22	58%	278	60%	758
Dec-22	58%	280	59%	745
Jan-23	59%	283	61%	771
Feb-23	58%	282	60%	759
Mar-23	57%	277	60%	761
Apr-23	60%	288	61%	775
May-23	58%	278	60%	766
Jun-23	58%	278	59%	755
Jul-23	58%	280	61%	779
Aug-23	61%	292	61%	775



Table 3.2 Parking Condition of PV during weekend – (Without Proposed Development)

	CP1		CP2 & 3	
	Occupancy %	Occupancy	Occupancy %	Occupancy
Sep-22	64%	309	64%	809
Oct-22	62%	301	64%	817
Nov-22	63%	306	64%	817
Dec-22	65%	313	64%	813
Jan-23	67%	324	68%	864
Feb-23	65%	313	66%	838
Mar-23	65%	312	65%	826
Apr-23	67%	323	67%	856
May-23	63%	304	66%	841
Jun-23	64%	310	65%	829
Jul-23	63%	306	66%	841
Aug-23	65%	312	66%	843

Table 3.3 Parking Condition of MC during weekday – (Without Proposed Development)

	CP2 & 3	
	Occupancy %	Occupancy
Sep-22	57%	39
Oct-22	55%	37
Nov-22	55%	37
Dec-22	57%	38
Jan-23	59%	40
Feb-23	55%	37
Mar-23	56%	38
Apr-23	59%	40
May-23	57%	39
Jun-23	60%	41
Jul-23	58%	40
Aug-23	59%	40



Table 3.4 Parking Condition of MC during weekend – (Without Proposed Development)

	CP2 & 3	
	Occupancy %	Occupancy
Sep-22	57%	38
Oct-22	55%	37
Nov-22	56%	38
Dec-22	55%	38
Jan-23	59%	40
Feb-23	56%	38
Mar-23	56%	38
Apr-23	59%	40
May-23	58%	39
Jun-23	60%	40
Jul-23	59%	40
Aug-23	59%	40

Table 3.5 Daily Variation of Parking Conditions for CP2 & 3 in August 2023

PV	Weekday																								
	Hour	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	Hourly Parking	98	98	97	98	101	103	107	117	128	135	149	187	261	215	176	164	158	154	154	154	142	123	112	109
	Monthly Parking	754	767	776	782	784	781	763	709	628	579	548	527	515	503	492	487	493	514	557	600	630	657	693	728
	Total Occupancy	852	865	873	880	885	884	870	826	756	714	697	714	776	718	668	651	651	668	711	754	772	780	805	837
	Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271
	Weekend																								
	Hourly Parking	142	141	140	142	146	149	155	171	184	197	221	254	285	266	255	241	224	222	223	223	208	178	159	151
	Monthly Parking	722	739	752	761	764	763	755	732	690	654	621	593	568	549	540	533	534	542	557	577	594	622	664	703
	Total Occupancy	864	880	892	903	910	912	910	903	874	851	842	847	853	815	795	774	758	764	780	800	802	800	823	854
Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	
MC	Weekday																								
	Hourly Parking	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	
	Monthly Parking	41	41	41	41	41	40	40	39	38	38	37	36	35	35	35	36	36	35	35	36	37	38	40	41
	Total Occupancy	43	43	43	43	43	42	42	41	39	39	38	37	36	36	36	37	37	36	36	37	38	39	41	43
	Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67



Weekend																								
Hourly Parking	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	
Monthly Parking	41	42	42	42	42	42	42	41	39	39	38	37	36	36	36	36	34	34	34	36	38	38	40	
Total Occupancy	43	44	44	44	44	44	44	43	40	40	39	38	37	37	37	37	35	35	35	37	40	40	42	
Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	

3.2 Future Traffic Condition

3.2.1 It is anticipated that the proposed development would be completed in 2028 tentatively with full intended operation. Thus, the projection of future growth of parking demand is applied from year 2022 up to year 2028.

2019-based TPEDM

3.2.2 Reference has also been made to the latest 2019-Based Territorial Population Employment Data Matrices (TPEDM) planning data for projection of population and employment within the study district from year 2019 to 2031. The average annual growth rates in terms of population and employment from 2019 to 2031 are summarised in Table 3.6.

Table 3.6 2019-based TPEDM from 2019 to 2031

Zone	Population and Employment			
	Year			Average Annual Growth Rate
	2019	2026	2031	
North Lantau	238,300	325,300	466,950	5.77%

3.2.3 The planning data indicates that the total population and employment data of the study are expected to grow with an average annual growth rate of +5.77% from 2019 to 2031.

3.2.4 However, the TPEDM growth rate is not representative for resulting the growth rate at the proposed area – Yat Tung. The coverage area of the North Lantau zone in TPEDM has covered New Development Area including Tung Chung New Town Extension, which would have huge increase on population and employment data, while Yat Tung is considered as a more developed area. Therefore, annual growth rate reference to Hong

Kong Population Projection is considered most appropriate to apply onto the proposed development and explained in the **Section 3.2.5**.

Adopted Growth Rate

Table 3.7 Hong Kong Population Projections for 2022-2046

	HK Population Projections		Avg. Annual Growth Rate
	2026	2031	2026-2031
Population (Thousands)	7,596.8	7,820.2	+0.58%

Note: Source: Census & Statistics Department

https://www.censtatd.gov.hk/en/press_release_detail.html?id=5368

3.2.5 Therefore, reference has been made to the Hong Kong Population Projections for 2022-2046 released [15 August 2023]. It can be noted that the average annual traffic growth pattern shows an increasing trend with positive growth rate of +0.58% per annum as shown in **Table 3.7**. For a conservative approach, a growth rate of **+1% per annum** was adopted as a parking demand rate for year 2022 to year 2028.

3.3 Car Parking Demand (With Proposed Development)

3.3.1 According to the development proposal, **42** nos. of car parking spaces and **5** nos. of motorcycle parking spaces at the proposed conversion area of the 5/F of Yat Tung Carpark No. 2 will be suspended as indicated in **Figure 2**.

3.3.2 **Tables 3.8 to 3.11** indicate that the occupancy and total surplus for Yat Tung Carpark No.1, No.2 and Yat Tung Carpark No.3 with +1% growth rate per annum and included the deduction of suspended parking spaces due to the proposed development. It is revealed that the traffic impact from the proposed development is very minimal.

Table 3.8 Parking Condition for PV in Year 2028 (Weekday)

	CP1	CP2&3	CP1, CP2&3
	Occupancy	Occupancy	Total Surplus ⁽¹⁾
Sep-22	293	780	638
Oct-22	288	787	636
Nov-22	296	805	610
Dec-22	298	791	622
Jan-23	298	811	602
Feb-23	297	798	616
Mar-23	292	800	619
Apr-23	303	815	593
May-23	293	806	612
Jun-23	293	794	624
Jul-23	295	819	597
Aug-23	307	815	589

Note ⁽¹⁾ Included the deduction of 42 nos. of parking spaces due to the proposed development.

Table 3.9 Parking Condition for PV in Year 2028 (Weekend)

	CP1	CP2&3	CP1, CP2&3
	Occupancy	Occupancy	Total Surplus ⁽¹⁾
Sep-22	329	859	523
Oct-22	320	868	523
Nov-22	325	868	518
Dec-22	333	864	514
Jan-23	341	909	461
Feb-23	329	881	501
Mar-23	328	869	514
Apr-23	340	900	471
May-23	320	884	507
Jun-23	326	872	513
Jul-23	322	884	505
Aug-23	328	887	496

Note ⁽¹⁾ Included the deduction of 42 nos. of parking spaces due to the proposed development.

Table 3.10 Parking Condition for MC in Year 2028 (Weekday)

	CP2&3	CP2&3
	Occupancy	Total Surplus ⁽¹⁾
Sep-22	42	20
Oct-22	40	22
Nov-22	40	22
Dec-22	41	21
Jan-23	43	19
Feb-23	39	23
Mar-23	40	22
Apr-23	43	19
May-23	41	21
Jun-23	44	18
Jul-23	43	19
Aug-23	43	19

Note ⁽¹⁾ Included the deduction of 5 nos. of motorcycle parking spaces due to the proposed development.

Table 3.11 Parking Condition for MC in Year 2028 (Weekend)

	CP2&3	CP2&3
	Occupancy	Total Surplus ⁽¹⁾
Sep-22	41	21
Oct-22	40	22
Nov-22	41	21
Dec-22	41	21
Jan-23	43	19
Feb-23	40	22
Mar-23	40	22
Apr-23	43	19
May-23	41	21
Jun-23	43	19
Jul-23	43	19
Aug-23	43	19

Note ⁽¹⁾ Included the deduction of 5 nos. of motorcycle parking spaces due to the proposed development.



4. IMPACT ON PARKING IN THE VICINITY

4.1 On-Street Parking Survey

4.1.1 On-Street Parking survey was carried out on 21 September 2023(Thu) at 00:00-04:00 and 09:00-13:00 for the weekday and 24 September 2023(Sun) at 00:00-04:00 and 09:00-13:00 for the weekend to identify the current on-street parking condition in the vicinity (including: Chung Yat Street, Chung Mun Road, Yu Tung Road, Chung Yan Road and Yat Tung Street).

4.2 Legal On-Street Parking

4.2.1 Since no legal private vehicle on-street parking space is provided in the vicinity, therefore, only legal motorcycle on-street parking result during the weekday and weekend day and night time covering the main street is available and summaries in **Table 4.1** below:

Table 4.1 Legal On-Street Parking in the Vicinity

Period	Time	Observed No. of On-Street Legal Parking	
		Private Vehicle	Motorcycle
Weekday Day Time	09:00-13:00	N/A	63
Weekday Night Time	00:00-04:00	N/A	95
Weekend Day Time	09:00-13:00	N/A	72
Weekend Night Time	00:00-04:00	N/A	103

4.3 Illegal On-Street Parking Survey

4.3.1 Illegal on-street parking survey had also been conducted during weekday and weekend day time and night time covering the main street nearby the proposed development. Details of illegal on-street parking are summarized at **Table 4.2** below:



Table 4.2 Illegal On-Street Parking in the Vicinity

Period	Time	Observed No. of On-Street Illegal Parking	
		Private Vehicle	Motorcycle
Weekday Day Time	09:00-13:00	7	21
Weekday Night Time	00:00-04:00	87	31
Weekend Day Time	09:00-13:00	7	29
Weekend Night Time	00:00-04:00	52	37

4.3.2 However, it is noted that the parking nature of the motorcycle users that illegal parking approach was observed rather than charging parking in the vicinity. The motorcycles were parked illegally even there were still sufficient surplus spaces at present. Therefore, it is believed that the deduction of the 5 motorcycle parking spaces due to the development would generate minimal impact to the current motorcycles parking demand.

5. CONCLUSION

5.1 Conclusion

- 5.1.1 The proposed conversion works for food bank, training centre and eating place is located at 5/F of Yat Tung Carpark No. 2, 8 Yat Tung Street, Tung Chung. In order to accommodate the proposed development, total of 42 nos. of car parking space and 5 nos. of motorcycle parking spaces will be suspended.
- 5.1.2 According to the utilization rate of Yat Tung Carpark No.1, No. 2 and Yat Tung Carpark No.3, although car parking provision has been slightly reduced due to the proposed development, the remaining capacity of car parking spaces will still be able to accommodate the parking demand in the vicinity.
- 5.1.3 The traffic study has demonstrated that the proposed development would not induce significant impact to the parking demand of local community. Hence, the proposed food bank, training centre and eating place at Yat Tung Carpark No.2 is considered acceptable from traffic engineering point of view.



Appendix A

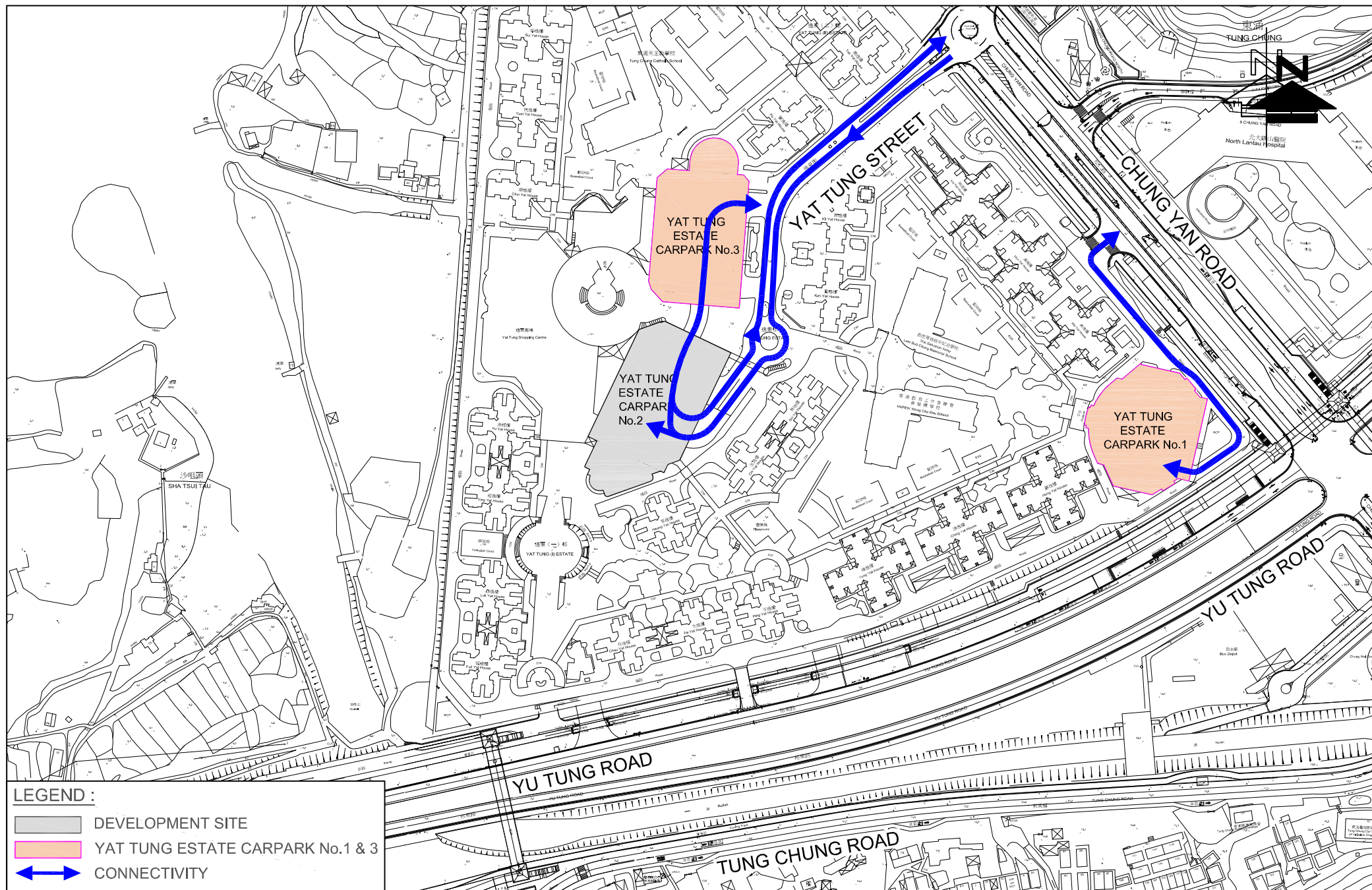
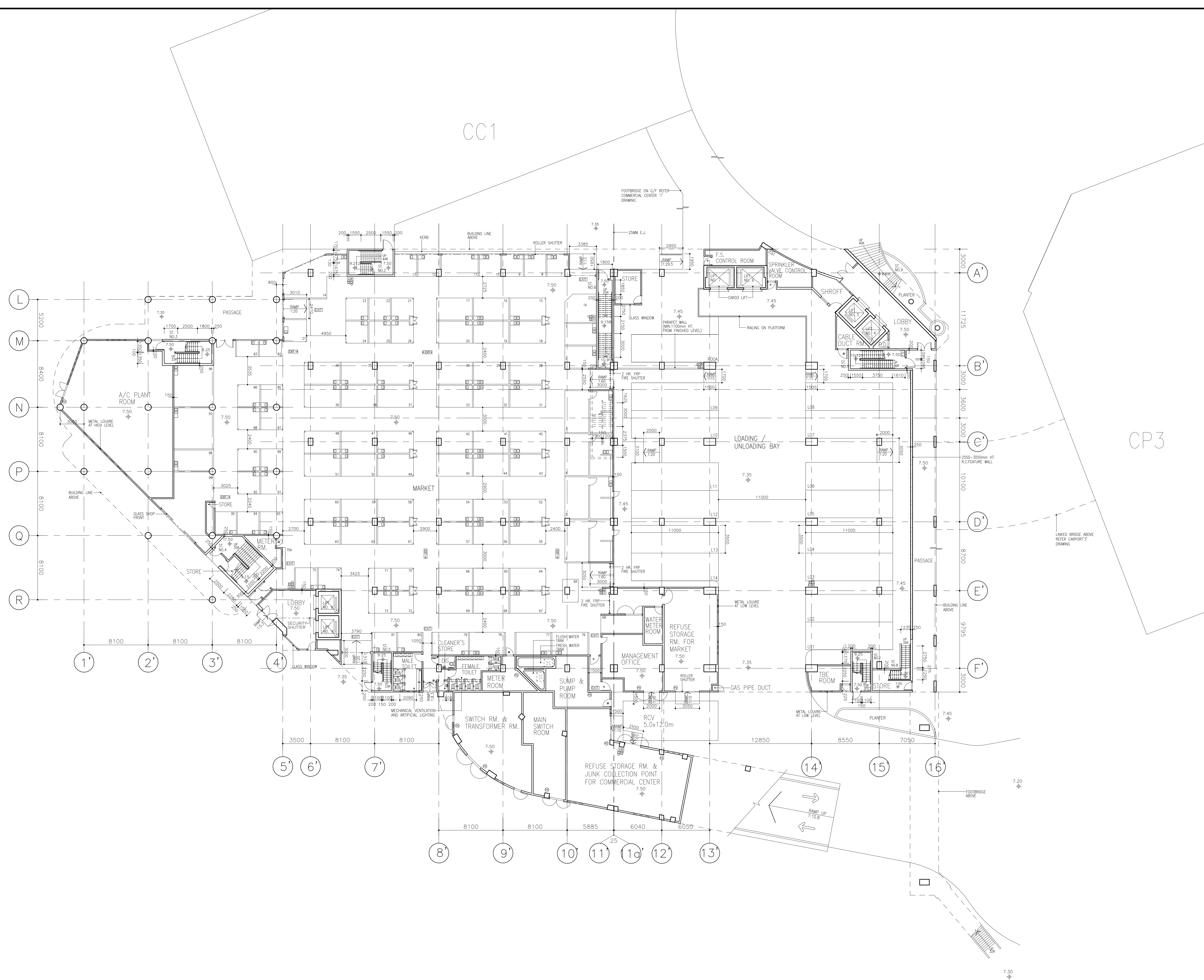


FIGURE NO.:	1(REV A)	PROJECT TITLE:	Conversion Works at Yat Tung Carpark
PROJECT NO.:	22108HK	DRAWING TITLE:	
SCALE:	DATE:		
1 : 3000 @A4	09 NOV 2023		

SITE LOCATION PLAN



Appendix B



NOTES

1. NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.

2. NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	CKD / AUTH
A	1. GENERAL REVISED. (30-4-2005)	TO(A)/107	STO(A)/A/90
		ORIGINAL SIGNED	ORIGINAL SIGNED

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10 / 2 / 04
CHECKED	ROBERT NG SA/19	ORIGINAL SIGNED	10 / 2 / 04
	MABEL NG APM A/15	ORIGINAL SIGNED	10 / 2 / 04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10 / 2 / 04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10 / 2 / 04

PROJECT

NON-DOMESTIC PORTIONS OF
YAT TUNG ESTATE
TUNG CHUNG

DRAWING TITLE

CARPOT '2' -
GROUND FLOOR PLAN

SCALE

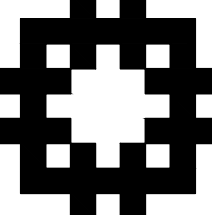
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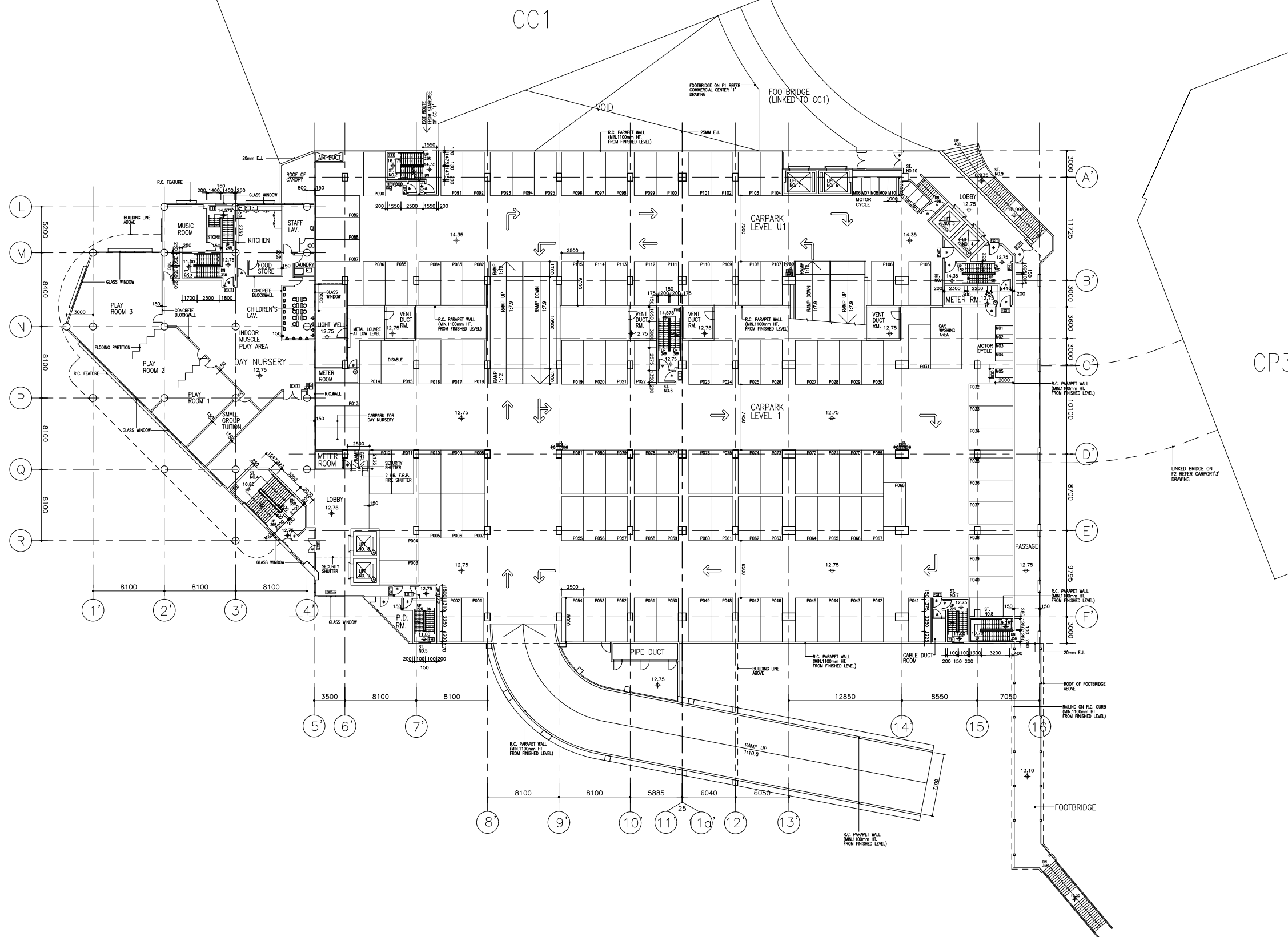
IS02/CP2/ICU/A/LO-01/A

SOURCE

ICU NO.

 HOUSING DEPARTMENT

AutoCAD 2000 B1 707 x 1000



NOTES

1. NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.

2. NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	CKD
A	1. GENERAL REVISED.	TO(A)/107	STO(A)/39
(30-4-2005)		ORIGINAL SIGNED	ORIGINAL SIGNED

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10/2/04
CHECKED	ROBERT NG SA/19	ORIGINAL SIGNED	10/2/04
	MABEL NG APM/A/15	ORIGINAL SIGNED	10/2/04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT

NON-DOMESTIC PORTIONS OF YAT TUNG ESTATE TUNG CHUNG

DRAWING TITLE

CARPOT 2' - FIRST FLOOR PLAN

SCALE

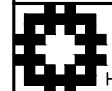
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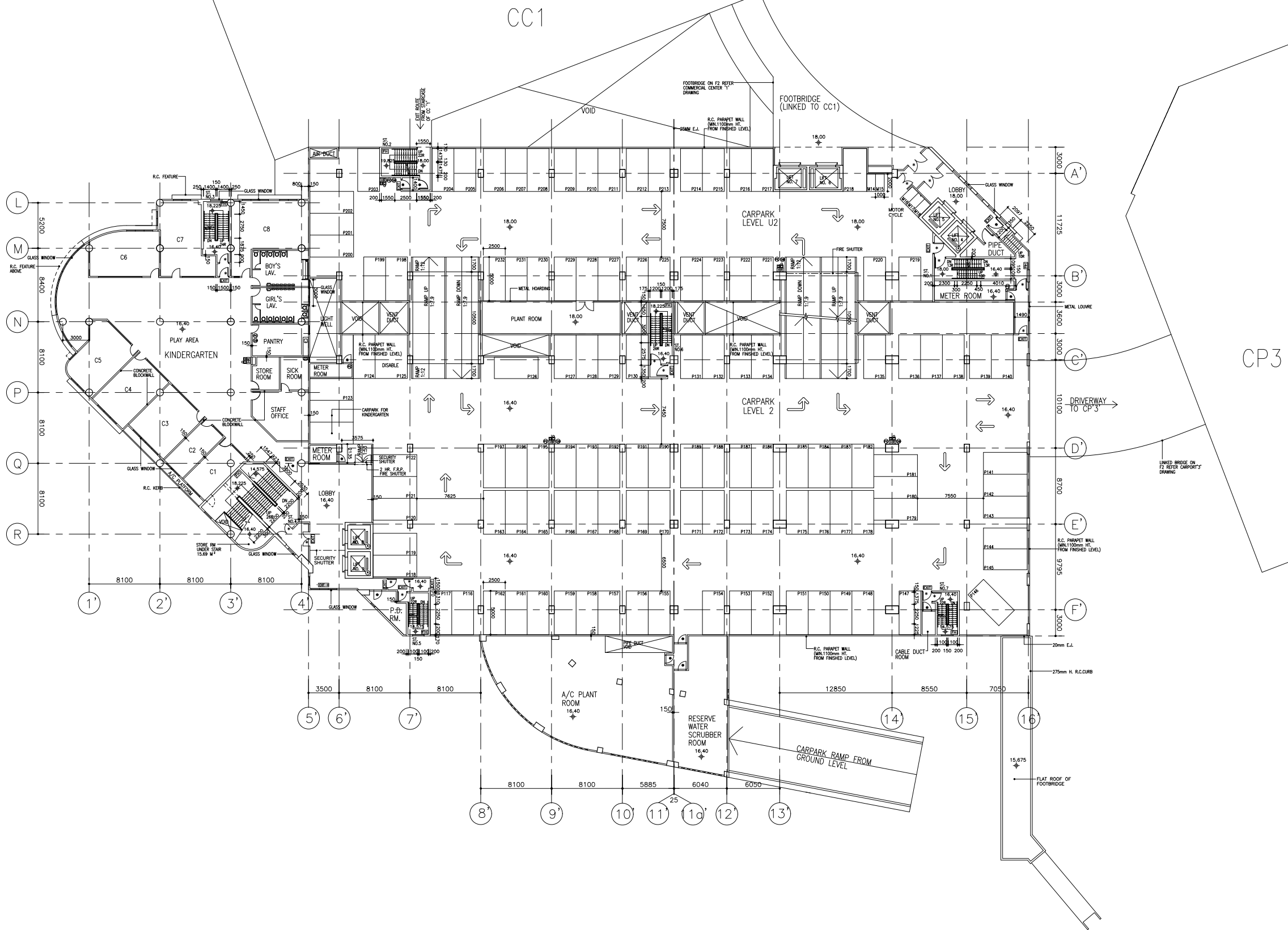
IS02/CP2/ICU/A/LO-02/A

SOURCE

ICU NO.



HOUSING DEPARTMENT



NOTES

1. NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.

2. NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

REVISIONS		INITIAL AND DESIGNATION	
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A	1. GENERAL REVISED.	10(A)/107	STO(A)/39
(30-4-2009)		ORIGINAL SIGNED	ORIGINAL SIGNED

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10/2/04
CHECKED	ROBERT NG SA/19	ORIGINAL SIGNED	10/2/04
	MABEL NG APM/A/15	ORIGINAL SIGNED	10/2/04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT

NON-DOMESTIC PORTIONS OF YAT TUNG ESTATE TUNG CHUNG

DRAWING TITLE

CARPORT '2' - SECOND FLOOR PLAN

SCALE

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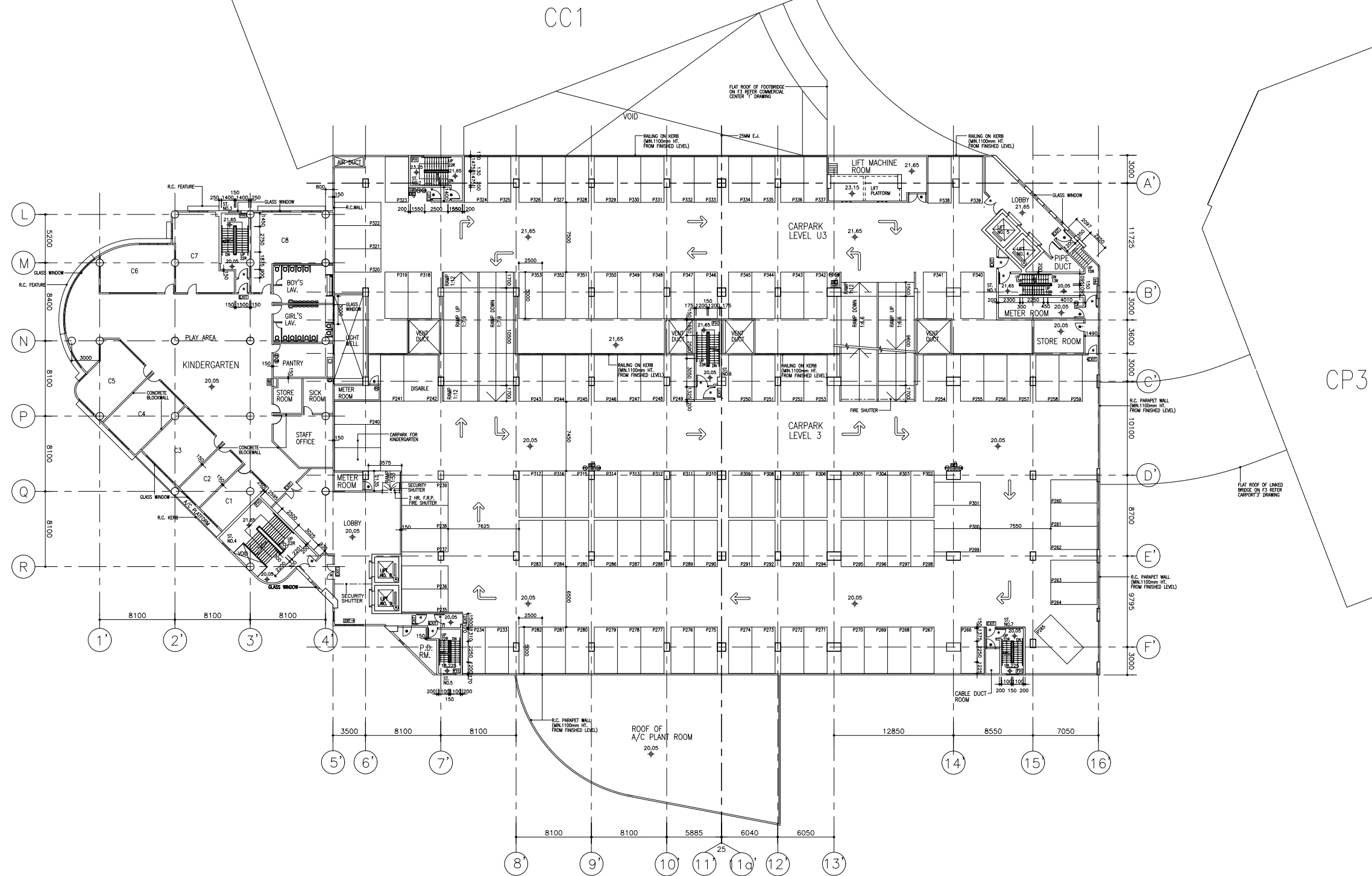
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IS02/CP2/ICU/A/LO-03/A

SOURCE

ICU NO.

HOUSING DEPARTMENT



- NOTES
- NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.
 - NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL	AND DESIGNATION
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	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10/2/04
CHECKED	ROBERT NG SA/19	ORIGINAL SIGNED	10/2/04
	MABEL NG APM/A/15	ORIGINAL SIGNED	10/2/04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT
NON-DOMESTIC PORTIONS OF
YAT TUNG ESTATE
TUNG CHUNG

DRAWING TITLE
CARPORT '2' -
THIRD FLOOR PLAN

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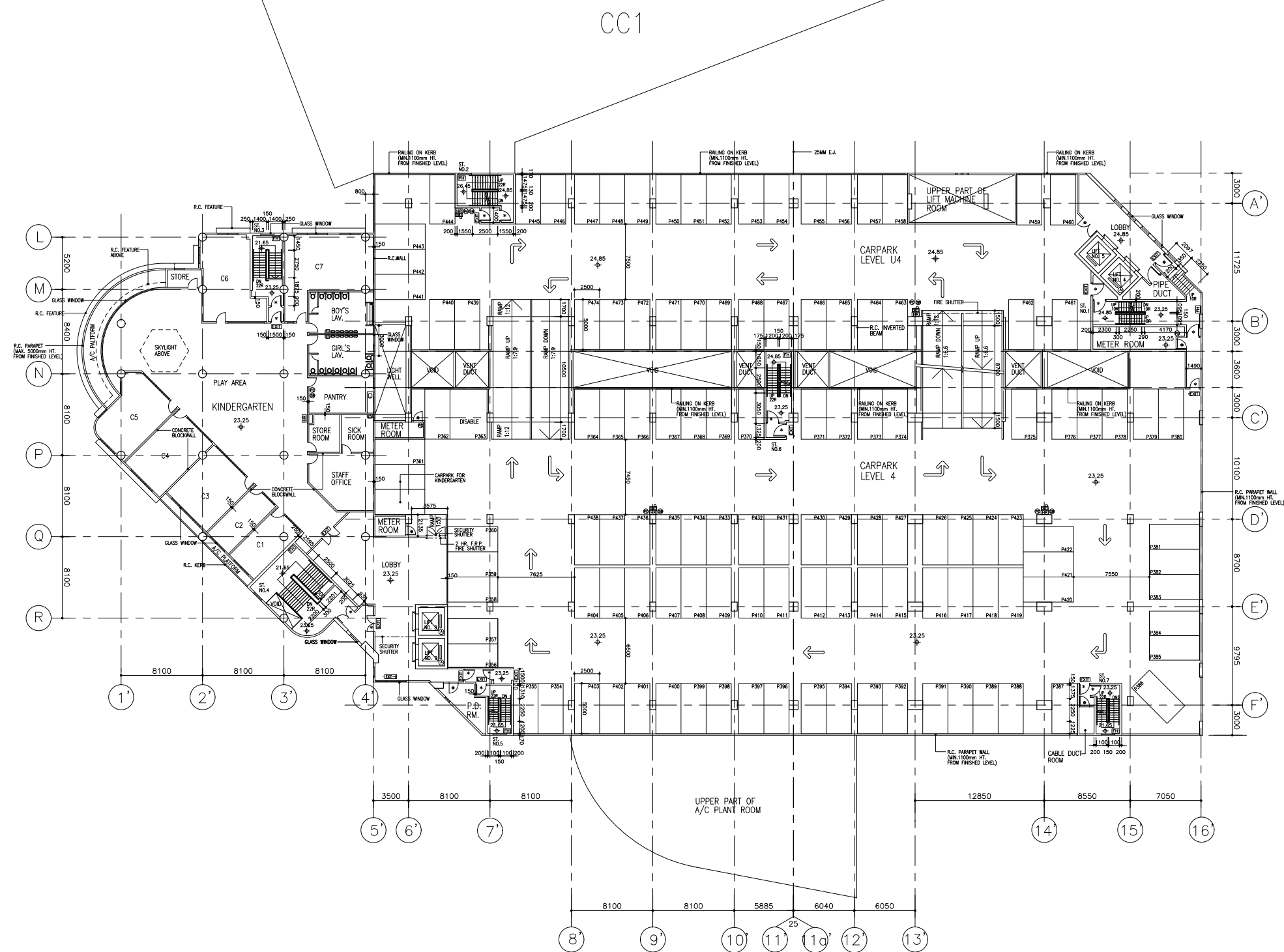
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IS02/CP2/ICU/A/LO-04/A

SOURCE

ICU NO.



HOUSING DEPARTMENT



NOTES

1. NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.

2. NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL	AND DESIGNATION
A	1. GENERAL REVISED. (30-4-2005)	TO(A)/ 107	STO(A)/ 39

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10/2/04
CHECKED	ROBERT NG SA/19	ORIGINAL SIGNED	10/2/04
	MABEL NG APM/A/15	ORIGINAL SIGNED	10/2/04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT

NON-DOMESTIC PORTIONS OF
YAT TUNG ESTATE
TUNG CHUNG

DRAWING TITLE

CARPORT '2' -
FOURTH FLOOR PLAN

SCALE

1:200

DRAWING NO.

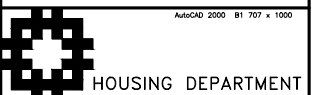
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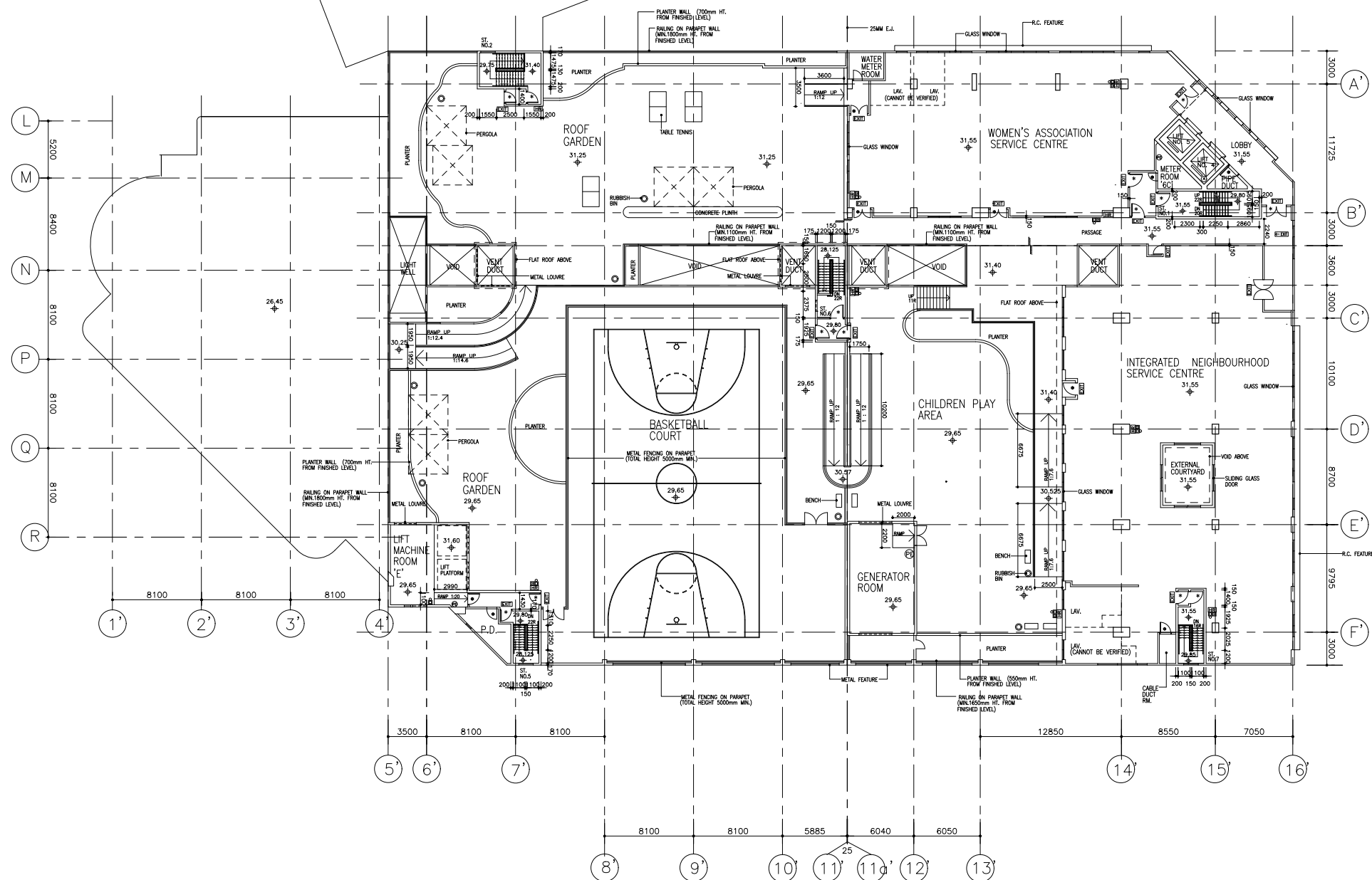
SOURCE

ICU NO.

AutoCAD 2000 B1 707 x 1000

HOUSING DEPARTMENT





NOTES

1. NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL	AND DESIGNATION
A	1. GENERAL REVISED. (30-4-2005)	10(A)/107	STO(A)/39 ORIGINAL SIGNED ORIGINAL SIGNED ORIGINAL SIGNED

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10/2/04
CHECKED	ROBERT NG SA/19	ORIGINAL SIGNED	10/2/04
	MABEL NG APM/A/15	ORIGINAL SIGNED	10/2/04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT

NON-DOMESTIC PORTIONS OF
YAT TUNG ESTATE
TUNG CHUNG

DRAWING TITLE

CARPORT '2' -
ROOF PLAN

SCALE


1:200

DRAWING NO.

IS02/CP2/ICU/A/LO-07/A

SOURCE

ICU NO.

 HOUSING DEPARTMENT

Date : 20th December 2023
Our Ref. : PPC/PLG/10095/L008

Town Planning Board Secretariat,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

**Proposed Training Centre and Eating Place in “Residential (Group A)” Zone at
Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories
(Planning Application No. A/I-TCTC/65 under Section 16 of the Town Planning Ordinance)**

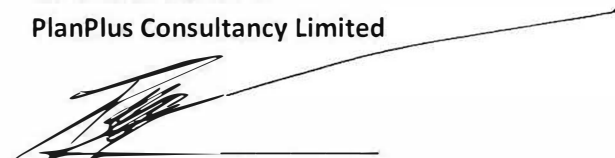
Submission of Further Information 3

In responses to the comments from relevant departments received in November 2023, we herewith submit, on behalf of the Applicant, 4 hard copies of the Further Information (“FI”) in support of the captioned application, for the consideration of the Town Planning Board (“**the Board**”). Please be informed that the soft copy of the FI would be uploaded to the Board’s Share Point. The above submission does not result in a material change of the nature of the captioned application. The enclosed materials in the current submission include:

- **Responses-to-Comments Table**
- **Annex 1** – Planning Clarification
- **Annex 2** – Service Proposal by Potential Service Operator(s)
- **Annex 3** – Revised Sewerage Impact Assessment Report
- **Annex 4** – Revised Traffic Impact Assessment Report

Should you have any queries, please do not hesitate to contact the undersigned or Ms Amy KWONG at [REDACTED] or [REDACTED]. Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Kennith Chan
Managing Director

Encl. As above
c.c. Mr Sheldon NG (Town Plnr/Islands 6, PlanD) - by Email
Mr Walter KWONG (Sr Town Plnr/Islands 2, PlanD) - by Email
The Applicant – by Email

**Section 16 Application for Proposed Training Centre and Eating Place in
"Residential (Group A)" Zone at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories**

Planning Application No. A/I-TCTC/65

Further Information 3

December 2023

Reference : PPC-PLG-10095

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Social Welfare Department received on 7.11.2023 (SWD Officer: Ms. Annie Lam, Tel: 2116 2504)		
1.	<p>Our comments on the further information (FI) submitted by the applicant regarding the service proposal under Annex 2, which is entitled "Proposal for Yat Tung Kindness Centre" are as follows -</p> <p>We noted that St. James' Settlement (SJS) proposed services for the deprived/ low income Tung Chung residents reportedly with charity nature, which is generally in line with the government policy of building a caring community. As observed from FI, the service proposal of SJS is very preliminary. SJS tentatively plans to provide (1) food bank and (2) related services to people in need in Tung Chung. However, without any information on the service contents of (1) "food bank" (i.e. whether food assistance, say, in cash/ coupon/ in kind food items/ meal boxes etc., for what duration/ period, will be given for how many estimated service recipients free of charge) and other service details (e.g. opening hours, staff establishment, financial resource, fee charging policy (if fee charging is involved, at what rates), etc.), we cannot assess and give comments on whether this proposed premises is a social welfare facility, not to mention the support worthiness.</p> <p>Moreover, the proposed premises is bigger than SWD-subsented short-term food assistance service team (STFAST) with a schedule of accommodation ranging from 88m² to 120m² (IFA) (as noted from the service proposal of the FI, the leasable area of the proposed premises is about 3,005 sq. ft.). If SJS would operate (2) "related services to people in need in Tung Chung" in the premises, concrete details of the proposed services are required for further assessment by our colleagues from the relevant Service Branches and the District.</p> <p>Lastly, please be informed that the applicant/SJS once approached me after the submission of the captioned application has been made to enquire for the type of supplementary information that they should provide to SWD. At that time, I</p>	Please refers to the revised service proposal at Annex 2 .

Item	Departmental Comments	Applicant's Responses
	mentioned to the applicant/SJS that they may wish to provide a detailed services proposal of the Food Bank for SWD's consideration.	
2. Comments from Lands Department received on 7.11.2023 (LandsD Officer: Mr Leo YIP, Tel: 2852 4236)		
1.	<p>The Applicant (i.e. PlanPlus Consultancy Limited) has clarified that the proposal under the present planning application is to convert a portion of 5/F of Car Park No. 2 to an integrated training centre (including a multimedia training centre, a training centre (café) and a food bank) and would lead to the suspension (i.e. reduction) of 42 car parking spaces and 5 motorcycle parking spaces, resulting in an increase of about 1,211 m² non-domestic gross floor area (GFA). Nevertheless, it is noted that the GFA figures shown in the table "Major Development Parameters of the Yat Tung Estate" in para. 2.b. of the Planning Clarification do not match with the as-built plans of Yat Tung Estate. The Applicant should ask its Authorised Person to check and clarify the GFA figures.</p> <p>The application premises is within TCTL 30 ("the Lot") which is held under a Government Lease for the purpose of non-industrial (excluding godown, hotel and petrol filling station) purposes. The total GFA of any building or buildings erected or maintained on the Lot shall not be more than 735,709 m² of which the total GFA of the commercial facilities shall be not more than 22,221 m². Furthermore, the Lessee shall provide and maintain, among other things, within the Lot to the satisfaction of the Director of Lands 1,753 spaces and 67 spaces for the parking of motor vehicles (excluding motor cycles and goods vehicles) and motor cycles respectively. The Lessee shall not use or permit or suffer to be used the parking spaces indicated on the Car Park Layout Plan for any purpose other than for the respective purposes set out in the Government Lease.</p> <p>The current proposal will be in breach of the Government lease of the Lot. Should the captioned planning application be approved by the Town Planning Board, the owner of the application premises is required to apply to LandsD for a temporary waiver to implement his proposal. Every application submitted to LandsD will be</p>	<p>Note. Please find to the revised GFA Calculation Table at Annex 1. The Applicant will submit an application to Lands Department upon approval of the planning application.</p>

Item	Departmental Comments	Applicant's Responses
	considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the temporary waiver application will eventually be approved by LandsD. If the application for temporary waiver is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of waiver fee and administrative fee.	
3. Comments from Environmental Protection Department 29.11.2023 (EPD Officer: Mr. Patrick WONG, Tel: 2835 1335)		
1.	<p>From the sewerage infrastructure planning perspective, we have the following comments on the SIA for your consideration.</p> <p>(i) Appendix B (Estimated flows from the proposed development):</p> <p>(a) Please advise the mode of operation for the food bank and review if the UFF of job type J11 in Table T-2 of GESF should be adopted for both employees and customers.</p> <p>(b) Please clarify the mode of operation of the cafe (i.e. vocational training center for F&B catering students or cafe for students/teachers of the VTC) and review the proposed UFF accordingly.</p>	<p>The revised SIA is at Annex 3.</p> <p>(a) UFF J11 has been adopted into the calculation. Please refer to the updated Appendix B.</p> <p>(b) It is clarified that the café is a training center for F&B catering student, UFF of Institutional and special class in Table T-1 of GESF(b) (1.90m³/day) is adopted into the calculation.</p>
	(ii) Appendix B (Generation from Carpark no.2): As job type J11 takes into account of the flows from employees and customers, please review if the "generation from R/F service centres" have been over-estimated.	Noted and revised accordingly.
	(iii) Appendix C: According to the referred conditions of peaking factor in GESF, the peaking factor for segments A08-A12 should be 5 rather than 4. Please check and revise all related Section(s) as appropriate.	According to the GESF, the peaking factor for the segment should be based on the population range. In this case, the total average flow of segments A08-A12 is 3471m ³ /day. The contributing population is $3471/0.27 = 12,856$ people. Since it falls within the population range of 10,000-50,000, hence, peaking factor 4 should be applied for the calculation.

Annex 1

Planning Clarification

Planning Clarification

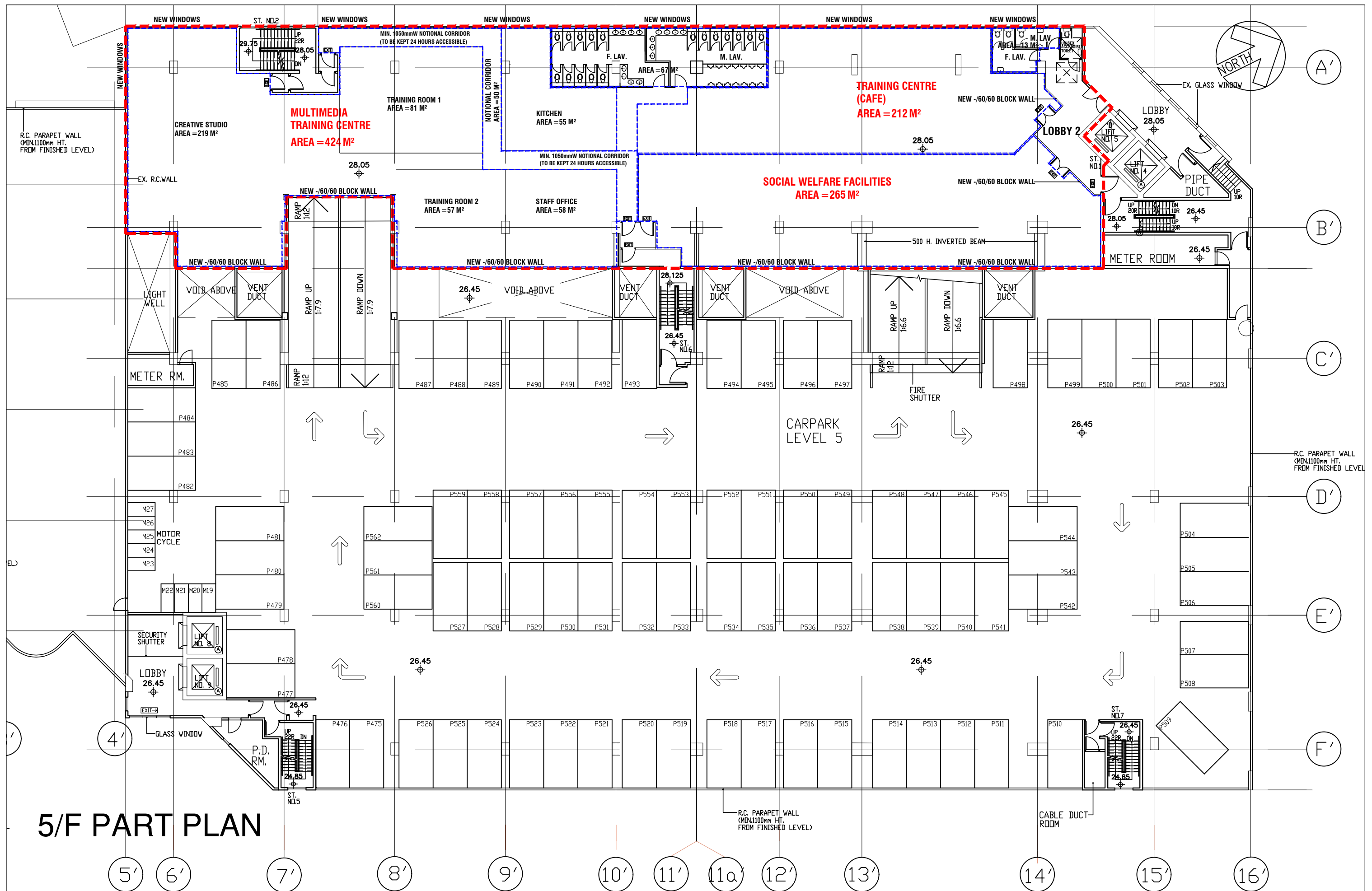
1. Proposed ‘Social Welfare Facility’ Use within the Application Site

We would like to clarify the proposed social welfare facility uses under the current planning application. The applicant submits a service proposal of the proposed food bank, community support service and carers’ service in **Annex 2** reflecting that those uses could be regarded as a ‘Social Welfare Facility’ which is a Column 1 use on the OZP for “R(A)” zone and is always permitted, subject to SWD’s consent. Hence, the proposed social welfare facility would not form part of the current planning application. The revised architectural drawing is also attached.

Subject to the negotiations between the potential service operator(s) and relevant government departments, and the agreement with SWD, the details layout of the proposed social welfare facilities will be further determined in the detailed design stage to better cater for the community’s needs for welfare facilities.

2. Major Development Parameters of Yat Tung Estate under Lease

Parameters	Existing Development	Proposed Scheme	Change
Site Area of Yat Tung Estate	153,312.000m ²	153,312.000m ²	-
Domestic GFA of Yat Tung Estate	Not more than 703,500m ²	Not more than 703,500m ²	-
Domestic PR of Yat Tung Estate	4.589	4.589	-
Non-domestic GFA of Yat Tung Estate	Not more than 32,209m ²	Not more than 32,420m ²	+1,211m ² (+1.5%)
- Commercial Facilities	- 22,221m ²	- 23,432m ²	+1,211m ² (+1.3%)
- Welfare Facilities	- 5,072m ²	- 5,072m ²	-
- Other Facilities	- 4,916m ²	- 4,916m ²	-
Non-Domestic PR	0.210	0.211	+0.001 (+0.5%)



5/F PART PLAN

啟傑

K & K Chartered Architect & Associates

CONVERSION WORKS AT YAT TUNG CARPARK

DWG. NO. : A-01

REV. -

SCALE : 1:250

DATE: 19-5-2023

Annex 2

Service Proposal by Potential Service Operator(s)

Proposal for Yat Tung Kindness Centre

Background

St. James' Settlement (SJS) was established in 1949 under Hong Kong Sheng Kung Hui. It is a multi-social service agency which provides high quality comprehensive service to meet the needs of our society, to enable the individuals to help themselves and others, and to build an integrated and harmonious community. As a social service organization, SJS always upholds the principle of serving ***"The Poor and the Weak"***. To date, SJS has 85 service points in the territory to serve more than 2.5 million person-times each year. Our target beneficiaries include children, teenagers, families, the elderly and people with disabilities.



The Tung Chung New Town in North Lantau was one of the previous Airport Core Programme projects to support the development of the Hong Kong International Airport. The new town's population is about 116,000 in Year 2021 and the population is relatively young with 71% are aged under 55. Upon completion of the extension, the Tung Chung New Town's total population will increase to about 310,000 in Year 2030. It reflects high demand in social service. Besides, in general, Islands District is ranked the 6th poorest districts among all and most of the low-income families located in Yat Tung area. According to 2016 Population By-census, over 5.3% of population are ethnic minorities who face many challenges in daily life, including language barriers, low academic qualifications, employment difficulties, as well as religious and cultural difference. Community support services for ethnic minorities will be the key to their smooth integration into society.

Since February 2009, the government funded non-governmental organizations to operate the short-term food assistance service for the deprived families. SJS People's Food Bank is the operator that provides food assistance service to Hong Kong Island and Outlying Islands (including Tung Chung). Till the end of October 2023, with reference to our service users' profile, Tung Chung is the top (40%) demanding areas among all. At this moment, SJS can only provide limited service due to the lack of premise in Tung Chung area.

Application for Welfare Leasing

- Location A, 5/F, Multi-storey Car Park 2, Yat Tung Estate, 8 Yat Tung Street, Tung Chung
- Leasable areas: 265m² (subject to final approval)

Proposed Name of Service Centre

- Yat Tung Kindness Centre

Objectives

- To enhance the quality of living of people in need by providing one-stop social service, including food assistance and other charity services
- To foster a caring community by encouraging mutual help

Services Nature

- Charity
- Community support

Service Targets

- Individuals and families with low income or in financial hardship (mainly below 55% of Median Monthly Domestic Household Income)
- Unemployed
- Deprived elderly
- Deprived children and youth
- Ethnic Minorities (EM)

Proposed Services

- Non-profit-making, charity-based services for the above service targets will be provided at the center with 50 service hours per week from Monday to Saturday. Programmes will be organized on Sundays and Public Holiday in irregular basis.
- Basic staff establishment will be 2 Social Workers, 2 Project Officers, 1 Administrative Assistant and 1 Part-time Amah.
- Actual services to be provided will be subjected to the funding sources and service demand.
- Funding sources are mainly come from donations from individuals, corporates, foundations or funding from non-governmental funding bodies.
- Food bank service will be free of charge.
- Other related services will be charged at nominal rate or with deposit to guarantee the attendances and resources not being wasted.
- In general, each session of indoor program will be charged from \$0 to \$50 per person while outdoor activities will be charged \$0 to \$100 per person per session depending on donation received and programme nature.

Proposed Services	Rationale
Short-term Food Bank Service <ul style="list-style-type: none">- Food packs- Milk powder- Nutrition packs- E-platforms of food assistance programmes (CharityToday, FOOD-CO)- Meal / supermarket coupons- Hot meal (if site allowed)	<ul style="list-style-type: none">- Higher number of populations in Tung Chung- High demand for food assistance- High food cost in Tung Chung- Support the needy who are not receiving subvented short-term food assistance service
Community Support Service <ul style="list-style-type: none">- Centre acts as a hub for users freely access- Social and recreational programmes- Primary health service	<ul style="list-style-type: none">- As many of our food bank users are EM, further provide extended one-stop service for the low-income families and EM already reached- Facilitate the integration of EM into the community and enhance their access to public services- Build up social capital which is one of the ways to reduce poverty
Carers' Service	<ul style="list-style-type: none">- High service demand for this service in

<ul style="list-style-type: none"> - Carer support programmes - Wellness programmes 	<p>Yat Tung and surrounding estates, like Mun Tung Estate</p> <ul style="list-style-type: none"> - Relieve carers' pressure and encourage them to join the workforce
---	---

Updated on 6 Dec 2023

Annex 3

Revised Sewerage Impact Assessment Report

Section 16 Application for Proposed Training Centre and Eating Place at Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories

Sewerage Impact Assessment Report

Reference: P086/R01 Issue 4
Date: December 2023
Confidential



Section 16 Application for Proposed Training Centre and Eating Place at Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories

Sewerage Impact Assessment Report

Reference: P086/R01 Issue 4

Date: December 2023

Issue	Status	Prepared By	Date	Checked by	Date	Approved By	Date
1	Final	AIC	28/10/22	EMT	28/10/22	PAI	28/10/22
2	Final	AIC	15/5/23	EMT	15/5/23	PAI	15/5/23
3	Draft	AIC	9/8/23	EMT	9/8/23	PAI	9/8/23
4	Draft	EMT	15/12/23	EMT	15/12/23	PAI	15/12/23

23/F Wui Tat Centre, 55 Connaught Road West, Sheung Wan, Hong Kong
Tel: (852) 3114 1144

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1.2	Objective of the SIA	3
1.3	Report Structure	3
2	Site Description	4
2.1	Site Location and Its Environs	4
2.2	Site characteristics and Proposed Uses	4
2.3	Existing Sewerage Condition	4
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Appendix B Calculations of Daily Flow

Appendix C Flow Capacity Calculations

1 Introduction

1.1 Background

The Project Proponent intends to convert part of the top floor of the existing Yat Tung Carpark 2, located at 8 Yat Tung Street (hereafter as “the Site”) with the proposed food bank and vocational training centre (hereafter as “the Proposed Development”).

Urban Green Consultants Limited (UGC) has been commissioned by the Project Proponent to conduct a Sewerage Impact Assessment (SIA) to assess the potential sewerage impacts arising from the change of sewerage generation due to the Proposed Development.

1.2 Objective of the SIA

The objectives of this SIA are to assess the potential sewerage impact arising from the Proposed Development and recommend the mitigation measures, if necessary, to alleviate the impacts.

1.3 Report Structure

The remaining chapters of this report are shown below:

Chapter 2 – Site Description

Chapter 3 – Evaluation of Sewerage Impact

Chapter 4 – Results and Discussion

Chapter 5 - Conclusion

2 Site Description

2.1 Site Location and Its Environs

The Project Site is located at 8 Yat Tung Street, Tung Chung. Yat Tung Shopping Centre is located at the west of the Site, while Kan Yat House is located at its northeast. The total usable floor area (UFA) of the Project is approximately 902m².

Figure 2.1 shows the Site location and its environs.

2.2 Site characteristics and Proposed Uses

The current use of the Project Site is parking lot. Conversion of the Site into social welfare facilities and vocational training centre for multimedia and café business training for F&B catering student is proposed by the Project Proponent.

The development plans of the Proposed Development are presented in Appendix A.

2.3 Existing Sewerage Condition

Drainage plans (Plan no.: 9-SE-8D-1, 9-SE-8D-2, 9-SE-8D-3 and 9-SE-8D-4) were obtained from Drainage Services Department (DSD) in August 2022 to gather the background information of the sewerage infrastructure in the vicinity of the Site. The relevant drainage data are extracted from the drainage plans and presented in Figure 3.1 for ease of reference.

According to the existing sewerage records and information from DSD, the Site is currently served by public sewers along Yat Tung Street. The sewerage generated from the Proposed Development can be discharged into the existing 375mm-diameter sewer along Yat Tung Street at Manhole A01 (Manhole no.: FMH7057961 as Figure 3.1 refers).

3 Evaluation of Sewerage Impact

3.1 Assumption and Methodology

The proposed sewage discharge location of the Proposed Development will be connected to the existing 375mm-diameter sewer at Manhole A01 (manhole no.: FMH7057961) as Figure 3.1 refers. The adequacy in capacities of the existing sewers along Yat Tung Street have been checked based on the existing downstream flow estimates and estimation of future sewage generated from the Proposed Development.

According to the drainage layout plans from DSD and Buildings Department, the sewage generated from Yat Tung Estate Carpark No. 2, Heung Yat House, Chi Yat House, Sin Yat House, Kan Yat House, and the Proposed Development is discharged into Manhole A01 (manhole no.: FMH7057961). For other downstream developments, the discharge points of Kit Yat House and Po Yat House are connected to Manhole A05 (manhole no.: FMH7057966) and Manhole A06 (manhole no.: FMH7057967), respectively. As for Tak Yat House, Him Yat House, Shun Yat House, Fuk Yat House, Luk Yat House, Ying Yat House, Yu Yat House, Chui Yat House, Yuet Yat House, Sui Yat House, Yat Tung Shopping Centre, and Tung Chung Catholic School, the sewage is discharged into Manhole A08 (manhole no.: FMH7057969).

The unit flow factors as recommended in the Environmental Protection Department's (EPD's) *Guidelines for Estimating Sewerage Flows for Sewerage Infrastructure Planning* (hereafter as "GESF") published by EPD in 2005 has been adopted in the assessment.

3.2 Sewerage Generation

3.2.1 Sewerage Generation

For the sewage flow estimation of the Proposed Development and other downstream developments, the planning unit flow factors as stated in the GESF have been adopted and are summarised in Table 3.1.

Table 3.1 Unit Flow Factor Adopted in the Calculation

Source	Unit Flow Factor	Reference
Proposed development		
Staff	0.280 m ³ /person/day	Commercial Employee + J11 Community, Social & Personal Services in Table T-2 of GESF in Table T-2 of GESF

Source	Unit Flow Factor	Reference
Trainees (Multimedia)	0.040 m ³ /person/day	School student in Table T-2 of GESF
Trainers and Trainees (Café)	1.90 m ³ /person/day	Institutional and special class in Table T-1 of GESF
Surrounding developments		
Market	0.280 m ³ /person/day	Commercial Employee + J4 Wholesale & Retail in Table T-2 of GESF
Staff (Day Nursery, Kindergartens, Service Centre, and Schools)	0.280 m ³ /person/day	Commercial Employee + J11 Community, Social & Personal Services in Table T-2 of GESF
Students (Day Nursery, Kindergartens, and Schools)	0.040 m ³ /person/day	School student in Table T-2 of GESF
Residents (Yat Tung Estate)	0.190 m ³ /person/day	Domestic - Public rental in Table T-1 of GESF
Staff (Retail shops)	0.280 m ³ /person/day	Commercial Employee + J4 Wholesale & Retail in Table T-2 of GESF
Staff (Clinics & Library)	0.280 m ³ /person/day	Commercial Employee + J11 Community, Social & Personal Services in Table T-2 of GESF
Office	0.280 m ³ /person/day	Commercial Employee + General – territorial average in Table T-2 of GESF
Staff (Restaurant & Kitchen)	1.580 m ³ /person/day	Commercial Employee + J10 Restaurants & Hotels in Table T-2 of GESF
Staff (Banks)	0.080 m ³ /person/day	Commercial Employee + J6 Finance, Insurance, Real Estates & Business Services in Table T-2 of GESF

The domestic population of Yat Tung Estate is estimated from the average household size (i.e., 2.7) in the Islands District provided by Census and Statistics Department. The calculations of sewerage generation have been provided in [Appendix B](#) for reference.

3.2.2 Sewerage Capacity

According to the “Sewerage Manual – Key Planning Issues and Gravity Collection System” published by DSD in 2013, the capacities of respective sewers have been calculated based on Manning’s equation, assuming full bore flow with no surcharge

as below:

$$Q = A_w V$$
$$V = \frac{R^{2/3} S^{1/2}}{n}$$

where A_w = Wetted Area (Cross-sectional area of water body, m²)
 P_w = Wetted perimeter, m
 V = Velocity of flow
 R = Hydraulic radius (m) = A_w/P_w
 S = Slope of the total energy line
 n = Manning's roughness coefficient
($n=0.015$ is adopted for the "fair" condition of vitrified sewer pipe)

The sewerage impact on various segments of the sewer was evaluated by comparing the estimated peak flow against the capacity of the respective sewer segments.

The detailed calculations are provided in [Appendix C](#) for reference.

4 Results and Discussion

4.1 Capacity of Sewers

The total estimated flow of the Proposed Development is approximately 50.38m³/day. The proposed final discharge point from the Site will be connected to the existing 375mm-diameter sewer at manhole A01 (refer to Figure 3.1).

The capacity of each segment for the concerned downstream sewers (i.e., segments A01 to A12 as shown in Figure 3.1) between each manhole has been evaluated. The percentage of used capacity for the concerned sewers ranges from 22% to 89%. Estimation of the flows and capacities are detailed in Appendix B and Appendix C, respectively.

Table 4.1 Estimation of Existing Pipe Capacities

Pipe Segment	Diameter, m	Flow Capacity, m ³ /s	Estimated Peak Flow, m ³ /s	Used Capacity
A01 - A02	0.375	0.106	0.057	53%
A02 - A03	0.375	0.113	0.057	50%
A03 - A04	0.450	0.252	0.057	22%
A04 - A05	0.450	0.205	0.057	28%
A05 - A06	0.450	0.313	0.071	23%
A06 - A07	0.450	0.186	0.085	46%
A07 - A08	0.450	0.182	0.085	47%
A08 - A09	0.450	0.180	0.161	89%
A09 - A10	0.450	0.183	0.161	88%
A10 - A11	0.450	0.183	0.161	88%
A11 - A12	0.450	0.193	0.161	83%

Notes:

- The Manning's roughness coefficient (n=0.015) is adopted for the "fair" condition of vitrified sewer pipe

Base on the assessment results presented in Appendix C, all segments of sewage pipes will have enough capacity to cater with the estimated peak discharge flows.

As such, there will be no adverse sewerage impact arising from the proposed development and hence no upgrading works on the existing sewage network will be required.

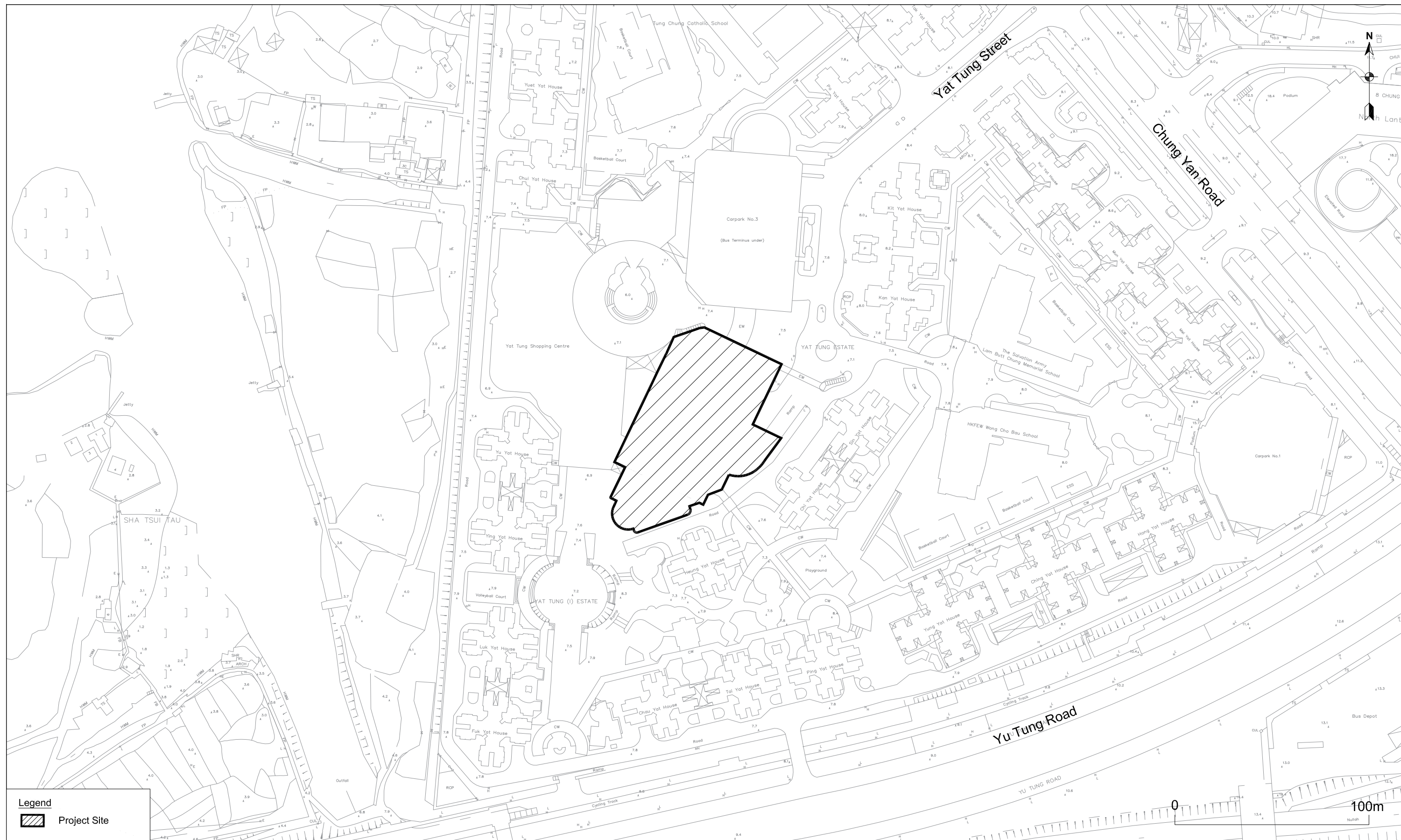
5 Conclusion

A Sewerage Impact Assessment (SIA) has been conducted to evaluate the possible impacts on the local sewerage network due to the operation of the Proposed Development.

The assessment finding demonstrated and confirmed that there should be sufficient sewage capacity for public sewer all Yat Tung Street to handle sewage generation from the proposed development.

Based on the above, it is concluded that the sewerage impact arising from the Proposed Development should be acceptable.

Figures



Legend

 Project Site

0 100m

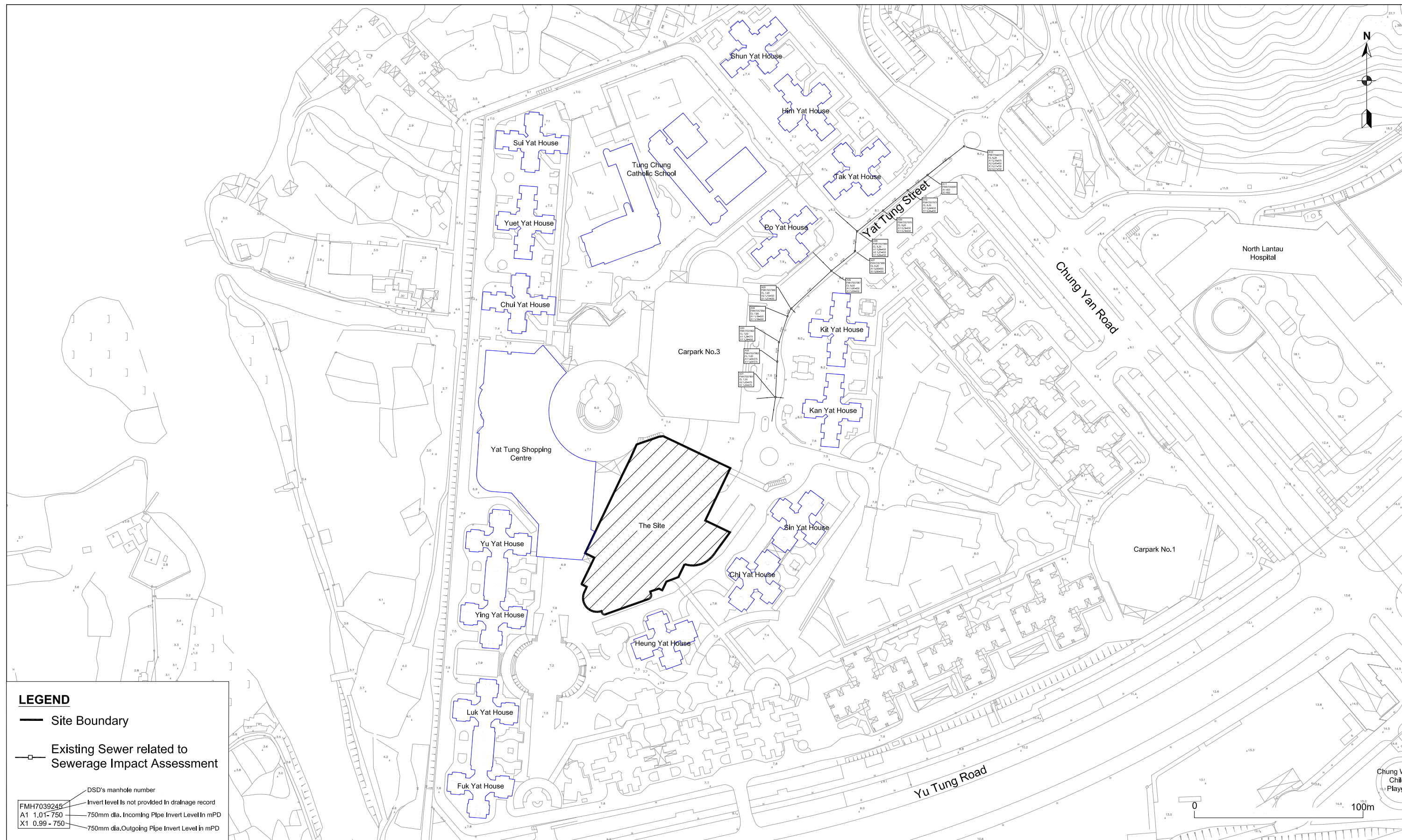


Section 16 Application for Proposed Training Centre and Eating Place at Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories

Site and Its Environs

Figure 2.1

Rev. 0



Section 16 Application for Proposed Training Centre and Eating Place at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories

Existing Sewerage Network

Figure 3.1

Rev. 0

Appendix A

Proposed Layout Plan

Appendix B

Calculations of Daily Flow

<u>Estimation of Daily Flow from the Proposed Development</u>	<u>Remark</u>
Generation from Social Welfare Facilities	
Generation from Food Bank	
Number of Staff 30 persons	Information form Project Architect.
Unit flow 0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow 8.40 m ³ /day	
Generation from Community Support Service	
Number of Staff 15 persons	Information form Project Architect.
Unit flow 0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow 4.20 m ³ /day	
Generation from Carer Service	
Number of Staff 14 persons	Information form Project Architect.
Unit flow 0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow 3.92 m ³ /day	
Generation from Training Centre	
Generation from Café	
Number of trainee in kitchen area 13 persons	Information form Project Architect.
Unit flow 1.90 m ³ /person/day	Referred to the planning unit flow for Institutional and special class in Table T-1 of GESF(b).
Estimated daily flow 24.7 m ³ /day	
Generation from Office	
Number of staff 7 persons	Information form Project Architect.
Unit flow 0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow 1.96 m ³ /day	
Generation from Training Rooms	
Number of trainee 70 persons	Information form Project Architect.
Unit flow 0.04 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
Estimated daily flow 2.80 m ³ /day	
Generation from Creative Studio	
Number of trainee 110 persons	Information form Project Architect
Unit flow 0.040 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
Estimated daily flow 4.40 m ³ /day	
Total estimated daily flow 50.38 m³/day	

<u>Downstream Sewage Generation</u>			
A	<u>Generation from Carpark No. 2</u>		
	Generation from G/F market		
	Number of population	78 persons	From HeBROS records.
	Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J4 Wholesale & Retail in Table T-2 of GESF(b).
	Estimated daily flow	<u>21.84</u> m ³ /day	
	Generation from 1/F day nursery		
	Number of staff	10 persons	From HeBROS records.
	Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
	Estimated daily flow	<u>2.80</u> m ³ /day	
	Number of children	60 persons	From HeBROS records.
	Unit flow	0.04 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
	Estimated daily flow	<u>2.40</u> m ³ /day	
	Generation from 2-3/F kindergarten		
	Number of teachers	30 persons	From HeBROS records.
	Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
	Estimated daily flow	<u>8.40</u> m ³ /day	
	Number of students	720 persons	From HeBROS records.
	Unit flow	0.04 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
	Estimated daily flow	<u>28.80</u> m ³ /day	
	Generation from R/F service centres		
	Gross floor area	264.71 m ²	Assumed from existing building layout.
	Worker density	3.3 workers/ 100m ² GFA	Referred to worker density for Community, Social & Personal Services + All Types in Table 8 of CIFSUS(a).
	Number of staff	9 persons	
	Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
	Estimated daily flow	<u>2.52</u> m ³ /day	
	Total estimated daily flow	<u>66.76</u> m³/day	
B	<u>Generation from Kan Yat House</u>		
	Generation from residents		
	Number of population	1080 persons	Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons;
	Unit flow	0.19 m ³ /person/day	From property website, number of flats: 400.
	Estimated daily flow	<u>205.20</u> m ³ /day	Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).
C	<u>Generation from Kit Yat House</u>		
	Generation from residents		
	Number of population	1080 persons	Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons;
	Unit flow	0.19 m ³ /person/day	From property website, number of flats: 400.
	Estimated daily flow	<u>205.20</u> m ³ /day	Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).
D	<u>Generation from Po Yat House</u>		
	Generation from residents		
	Number of population	1080 persons	Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons;
	Unit flow	0.19 m ³ /person/day	From property website, number of flats: 400.
	Estimated daily flow	<u>205.20</u> m ³ /day	Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).

<p>E <u>Generation from Shun Yat House</u></p> <p>Generation from residents</p> <p>Number of population 1080 persons</p> <p>Unit flow 0.19 m³/person/day</p> <p>Estimated daily flow <u>205.20</u> m³/day</p> <p><u>Generation from Him Yat House</u></p> <p>Generation from residents</p> <p>Number of population 1080 persons</p> <p>Unit flow 0.19 m³/person/day</p> <p>Estimated daily flow <u>205.20</u> m³/day</p> <p><u>Generation from Tak Yat House</u></p> <p>Generation from residents</p> <p>Number of population 1080 persons</p> <p>Unit flow 0.19 m³/person/day</p> <p>Estimated daily flow <u>205.20</u> m³/day</p>	<p>Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 400. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).</p> <p>Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 400. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).</p> <p>Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 400. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).</p>
<p>F <u>Generation from Fuk Yat House</u></p> <p>Generation from residents</p> <p>Number of population 864 persons</p> <p>Unit flow 0.19 m³/person/day</p> <p>Estimated daily flow <u>164.16</u> m³/day</p> <p><u>Generation from Luk Yat House</u></p> <p>Generation from residents</p> <p>Number of population 864 persons</p> <p>Unit flow 0.19 m³/person/day</p> <p>Estimated daily flow <u>164.16</u> m³/day</p>	<p>Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).</p> <p>Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).</p>
<p>G <u>Generation from Ying Yat House</u></p> <p>Generation from residents</p> <p>Number of population 864 persons</p> <p>Unit flow 0.19 m³/person/day</p> <p>Estimated daily flow <u>164.16</u> m³/day</p> <p><u>Generation from Yu Yat House</u></p> <p>Generation from residents</p> <p>Number of population 864 persons</p> <p>Unit flow 0.19 m³/person/day</p> <p>Estimated daily flow <u>164.16</u> m³/day</p>	<p>Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).</p> <p>Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).</p>

H	<u>Generation from Chui Yat House</u> Generation from residents Number of population 1080 persons Unit flow 0.19 m ³ /person/day Estimated daily flow <u>205.20</u> m ³ /day <u>Generation from Yuet Yat House</u> Generation from residents Number of population 1080 persons Unit flow 0.19 m ³ /person/day Estimated daily flow <u>205.20</u> m ³ /day <u>Generation from Sui Yat House</u> Generation from residents Number of population 1080 persons Unit flow 0.19 m ³ /person/day Estimated daily flow <u>205.20</u> m ³ /day	Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 400. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b). Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 400. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b). Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 400. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).
I	<u>Generation from Heung Yat House</u> Generation from residents Number of population 864 persons Unit flow 0.19 m ³ /person/day Estimated daily flow <u>164.16</u> m ³ /day <u>Generation from Chi Yat House</u> Generation from residents Number of population 864 persons Unit flow 0.19 m ³ /person/day Estimated daily flow <u>164.16</u> m ³ /day <u>Generation from Sin Yat House</u> Generation from residents Number of population 864 persons Unit flow 0.19 m ³ /person/day Estimated daily flow <u>164.16</u> m ³ /day	Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b). Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b). Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).
J	<u>Generation from Tung Chung Catholic School (Primary & Secondary Sections)</u> Generation from educational activities Number of staff 130 persons Unit flow 0.28 m ³ /person/day Generation from students Number of students 1716 person Unit flow 0.04 m ³ /person/day Estimated daily flow <u>105.04</u> m ³ /day	From school website. Referred to the planning unit flow for Commercial employees + Commercial activities J11 - Community, Social & Personal Services in Table T-2 of GESF(b). From school website. Referred to the planning unit flow for School student in Table T-2 of GESF(b).

I <u>Generation from Yat Tung Shopping Centre</u>			
Generation from retail shops			
Gross floor area	4033 m ²		From HeBROS records.
Worker density	3.5 persons/ 100m ² GFA		Referred to worker density for Retail Trade + All Types in Table 8 of CIFSUS(a).
Number of employees	142 persons		
Unit flow	0.28 m ³ /person/day		Referred to the planning unit flow for Commercial employees + Commercial activities J4 Wholesale & Retail in Table T-2 of GESF(b).
Estimated daily flow	<u>39.76</u> m ³ /day		
Generation from clinics & library			
Gross floor area	1117 m ²		From HeBROS records.
Worker density	3.3 persons/ 100m ² GFA		Referred to worker density for Community, Social & Personal Services + All Types in Table 8 of CIFSUS(a).
Number of employees	37 persons		
Unit flow	0.28 m ³ /person/day		Referred to the planning unit flow for Commercial employees + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow	<u>10.36</u> m ³ /day		
Generation from offices			
Gross floor area	210 m ²		From HeBROS records.
Worker density	3.4 persons/ 100m ² GFA		Referred to worker density for All economic activities + All Types in Table 8 of CIFSUS(a).
Number of employees	8 persons		
Unit flow	0.28 m ³ /person/day		Referred to the planning unit flow for Commercial employees + General - territorial average in Table T-2 of GESF(b).
Estimated daily flow	<u>2.24</u> m ³ /day		
Generation from restaurants & kitchens			
Gross floor area	2468 m ²		From HeBROS records.
Worker density	5.1 persons/ 100m ² GFA		Referred to worker density for Restaurant + All Types in Table 8 of CIFSUS(a).
Number of employees	126 persons		
Unit flow	1.58 m ³ /person/day		Referred to the planning unit flow for Commercial employees + Commercial activities J10 Restaurants & Hotels in Table T-2 of GESF(b).
Estimated daily flow	<u>199.08</u> m ³ /day		
Generation from banks			
Gross floor area	262 m ²		From HeBROS records.
Worker density	5.5 persons/ 100m ² GFA		Referred to worker density for Finance, Insurance, Real Estates & Business Services + All Types in Table 8 of CIFSUS(a).
Number of employees	15 persons		
Unit flow	0.08 m ³ /person/day		Referred to the planning unit flow for Commercial employees + Commercial activities J6 Finance, Insurance, Real Estates & Business Services in Table T-2 of GESF(b).
Estimated daily flow	<u>1.20</u> m ³ /day		
Total estimated daily flow	<u>252.64</u> m³/day		

(a) CIFSUS - "Commercial and Industrial Floor Space Utilization Survey" published by Planning Department (PlanD) in 2005

(b) GESF – "Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning" published by Environmental Protection Department (EPD) in 2005.

Appendix C

Flow Capacity Calculations

A. Estimated Pipe Capacity and Adequacy Check for the Existing Sewage System

Manhole Reference		Pipe segment	Length	Level (out)	Level (in)	d	A _w	P _w	R	s	n ^[1]	V	Q _c	Q _d	P _{CI} ^[2]	PF ^[3]	Q _p	Is Q _c > Q _p ?	% of capacity	Remark
Upstream	Downstream		m	mPD	mPD	m	m ²	m	m	-	m ^{1/3} s	m/s	m ³ /s	m ³ /day		-	m ³ /s	Y/N	%	
Downstream																				
FMH7057961	FMH7057962	A01 - A02	20.37	1.50	1.40	0.375	0.110	1.178	0.094	0.005	0.015	0.964	0.106	815	1.00	6	0.057	Y	53%	Qd = total flow from the Proposed Development, Yat Tung Estate Carpark No. 2, Heung Yat House, Chi Yat House, Sin Yat House, and Kan Yat House
FMH7057962	FMH7057963	A02- A03	10.80	1.40	1.34	0.375	0.110	1.178	0.094	0.006	0.015	1.026	0.113	815	1.00	6	0.057	Y	50%	Qd = flow from the previous segment A01-A02
FMH7057963	FMH7057964	A03 - A04	15.42	1.34	1.18	0.450	0.159	1.414	0.113	0.010	0.015	1.583	0.252	815	1.00	6	0.057	Y	22%	Qd = flow from the previous segment A02-A03
FMH7057964	FMH7057966	A04 - A05	4.36	1.18	1.15	0.450	0.159	1.414	0.113	0.007	0.015	1.289	0.205	815	1.00	6	0.057	Y	28%	Qd = flow from the previous segment A03-A04
FMH7057966	FMH7057967	A05 - A06	31.88	1.51	1.00	0.450	0.159	1.414	0.113	0.016	0.015	1.965	0.313	1020	1.00	6	0.071	Y	23%	Qd = total flow from the previous segment A04-A05 and Kit Yat House
FMH7057967	FMH7057968	A06 - A07	17.62	1.00	0.90	0.450	0.159	1.414	0.113	0.006	0.015	1.170	0.186	1225	1.00	6	0.085	Y	46%	Qd = total flow from the previous segment A05-A06 and Po Yat House
FMH7057968	FMH7057969	A07 - A08	11.11	0.90	0.84	0.450	0.159	1.414	0.113	0.005	0.015	1.142	0.182	1225	1.00	6	0.085	Y	47%	Qd = flow from the previous segment A06-A07
FMH7057969	FMH7057970	A08 - A09	18.91	0.84	0.74	0.450	0.159	1.414	0.113	0.005	0.015	1.130	0.180	3471	1.00	4	0.161	Y	89%	Qd = total flow from the previous segment A07-A08, Tak Yat House, Him Yat House, Shun Yat House, Fuk Yat House, Luk Yat House, Ying Yat House, Yu Yat House, Chui Yat House, Yuet Yat House, Sui Yat House, Yat Tung Shopping Centre, and Tung Chung Catholic School.
FMH7057970	FMH7057971	A09 - A10	18.24	0.74	0.64	0.450	0.159	1.414	0.113	0.005	0.015	1.150	0.183	3471	1.00	4	0.161	Y	88%	Qd = flow from the previous segment A08-A09
FMH7057971	FMH7059081	A10 - A11	14.08	0.64	0.56	0.450	0.159	1.414	0.113	0.005	0.015	1.150	0.183	3471	1.00	4	0.161	Y	88%	Qd = flow from the previous segment A09-A10 Since slope of pipe segment A10-A11 is not provided in the drainage records, it is assumed to be the same as that of pipe segment A08-A09.
FMH7059081	FMH7044313	A11 - A12	26.73	0.56	0.40	0.450	0.159	1.414	0.113	0.006	0.015	1.212	0.193	3471	1.00	4	0.161	Y	83%	Qd = flow from the previous segment A10-A11 Since slope of pipe segment A11-A12 is not provided in the drainage records, the incoming and outcoming invert levels of manhole FMH7059081 are assumed to be the same.

Note

[1] Catchment Inflow factors, PCIF is referred to Table T-4 of Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (GESF) published by EPD in 2005.

[2] As the contributing population of the proposed development between 1000 and 5000 people, peaking factor of 6 is adopted based on Table T-5 (including stormwater allowance) of GESF.

As the contributing population of the proposed development between 10000 and 50000 people, peaking factor of 4 is adopted based on Table T-5 (including stormwater allowance) of GESF.

Legend

A_w = Wetted Area, m²
P_w = wetted perimeter, m
R = hydraulic radius (m) = A_w/P_w
s = slope of the total energy line
n = Manning's roughness coefficient, m^{1/3}s
V = Velocity of flow calculated based on Manning's Equation, m/s

Q_c = Flow Capacity, m³/s
Q_d = Estimated cumulative daily flow, m³/s
PF = Peaking Factor
P_{CI} = Catchment Inflow Factor
Q_p = Estimated cumulative peak flow, m³/s

Annex 4

Revised Traffic Impact Assessment Report

**Section 16 Application for Proposed Training Centre and
Eating Place at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories**

Traffic Report (Revision B)

December 2023



CTA Consultants Limited

志達顧問有限公司



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APPENDIX A

Figure 1 (Rev. A) – Site Location Plan

Figure 2 – Carpark Layout plan on 5/F at Yat Tung Carpark No.2

Figure 3 (Rev.A) – Proposed Carpark Layout plan of Conversion Works

APPENDIX B

Yat Tung Estate carpark No.2 Floor Plan

1. INTRODUCTION

1.1 Background

- 1.1.1 The Applicant intends to convert a portion of 5/F of Yat Tung carpark No.2 at 8 Yat Tung Street, Tung Chung for proposed social welfare facilities, Training Centre (for Multimedia and Cafe) and Eating Place. The location of the subject site is shown in **Figure 1 (Rev. A)**.
- 1.1.2 In order to accommodate the proposed social welfare facilities, training centre and eating place, 42 nos. of car parking spaces and 5 nos. of motorcycle parking spaces at Yat Tung Carpark No.2 would be suspended at the conversion works area. The existing carpark layout of the 5/F of Yat Tung carpark No.2 is shown in **Figure 2** and the proposed conversion layout is shown in **Figure 3 (Rev.A)**.
- 1.1.3 The provision of car parking spaces in the area will be slightly reduced due to the suspension of car parking spaces. This traffic study is to investigate the potential traffic impact to the local car parking situation after the proposed conversion in order to support the planning application.

2. INTERNAL TRAFFIC FACILITY

2.1 Existing Parking Condition

- 2.1.1 The existing Yat Tung Carpark consists of Yat Tung Carpark No.1, Yat Tung Carpark No.2 and Yat Tung Carpark No.3 with total of 1,753 car parking spaces and 67 nos. of motorcycle parking spaces. The locations of the carparks as shown in **Figure 1 (Rev.A)**.
- 2.1.2 Yat Tung Carpark No.2 is connected to Yat Tung Carpark No.3 with 5-storey and total of 1,271 car parking spaces and 67 nos. of motorcycle parking spaces. The existing Yat Tung Estate carpark No.2 Floor Plan as attached in **Appendix B**, the second and third floor plans show the linked bridge between Yat Tung Estate carpark no.2 and Yat Tung Carpark No.3.
- 2.1.3 Owing to the close proximity of the car parks to the proposed location, share effect on the car parking capacity is expected at Yat Tung Carpark No.1, No.2 and Yat Tung Carpark No.3.
- 2.1.4 A summary of the internal transport facilities of Yat Tung Carpark No.1, Yat Tung Carpark No.2 and Yat Tung Carpark No.3 is summarized in **Table 2.1**.

Table 2.1 Internal Transport Facilities Provision for Yat Tung Carpark No.1, Yat Tung Carpark No.2 and Yat Tung Carpark No.3

Type of Space	No. of Parking Space at Yat Tung Carpark No.1	No. of Parking Space at Yat Tung Carpark No.2 & Yat Tung Carpark No.3	Total No. of Parking Spaces
Private Car	482	1,271	1,753
Motorcycle	0	67	67

3. ASSESSMENT FOR WITH AND WITHOUT PROPOSED DEVELOPMENT

3.1 Car Parking Demand (Without Proposed Development)

3.1.1 Based on the latest traffic data provided by the Applicant in typical weekday and weekend and public holidays in 2022 to 2023 and considered that the traffic condition is resuming to normal situation in view of the gradual relaxation of social distancing measures by HKSAR government of COVID -19. Thus, the parking data of September 2022 to August 2023 is adopted in this study.

3.1.2 The occupancy rates of car parks of Yat Tung Carpark No.1, No.2 and Yat Tung Carpark No.3 are summarized in **Tables 3.1 - 3.4**.

3.1.3 **Table 3.5** shown the average daily variation of PV and MC parking condition during weekday and weekend in August 2023 for Yat Tung Carpark No.2 and Yat Tung Carpark No.3.

Table 3.1 Parking Condition of PV during weekday – (Without Proposed Development)

	CP1		CP2 & 3	
	Occupancy %	Occupancy	Occupancy %	Occupancy
Sep-22	57%	276	58%	734
Oct-22	56%	271	58%	741
Nov-22	58%	278	60%	758
Dec-22	58%	280	59%	745
Jan-23	59%	283	61%	771
Feb-23	58%	282	60%	759
Mar-23	57%	277	60%	761
Apr-23	60%	288	61%	775
May-23	58%	278	60%	766
Jun-23	58%	278	59%	755
Jul-23	58%	280	61%	779
Aug-23	61%	292	61%	775

Table 3.2 Parking Condition of PV during weekend – (Without Proposed Development)

	CP1		CP2 & 3	
	Occupancy %	Occupancy	Occupancy %	Occupancy
Sep-22	64%	309	64%	809
Oct-22	62%	301	64%	817
Nov-22	63%	306	64%	817
Dec-22	65%	313	64%	813
Jan-23	67%	324	68%	864
Feb-23	65%	313	66%	838
Mar-23	65%	312	65%	826
Apr-23	67%	323	67%	856
May-23	63%	304	66%	841
Jun-23	64%	310	65%	829
Jul-23	63%	306	66%	841
Aug-23	65%	312	66%	843

Table 3.3 Parking Condition of MC during weekday – (Without Proposed Development)

	CP2 & 3	
	Occupancy %	Occupancy
Sep-22	57%	39
Oct-22	55%	37
Nov-22	55%	37
Dec-22	57%	38
Jan-23	59%	40
Feb-23	55%	37
Mar-23	56%	38
Apr-23	59%	40
May-23	57%	39
Jun-23	60%	41
Jul-23	58%	40
Aug-23	59%	40



Table 3.4 Parking Condition of MC during weekend – (Without Proposed Development)

	CP2 & 3	
	Occupancy %	Occupancy
Sep-22	57%	38
Oct-22	55%	37
Nov-22	56%	38
Dec-22	55%	38
Jan-23	59%	40
Feb-23	56%	38
Mar-23	56%	38
Apr-23	59%	40
May-23	58%	39
Jun-23	60%	40
Jul-23	59%	40
Aug-23	59%	40

Table 3.5 Daily Variation of Parking Conditions for CP2 & 3 in August 2023

PV	Weekday																								
	Hour	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	Hourly Parking	98	98	97	98	101	103	107	117	128	135	149	187	261	215	176	164	158	154	154	154	142	123	112	109
	Monthly Parking	754	767	776	782	784	781	763	709	628	579	548	527	515	503	492	487	493	514	557	600	630	657	693	728
	Total Occupancy	852	865	873	880	885	884	870	826	756	714	697	714	776	718	668	651	651	668	711	754	772	780	805	837
	Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271
	Weekend																								
	Hourly Parking	142	141	140	142	146	149	155	171	184	197	221	254	285	266	255	241	224	222	223	223	208	178	159	151
	Monthly Parking	722	739	752	761	764	763	755	732	690	654	621	593	568	549	540	533	534	542	557	577	594	622	664	703
	Total Occupancy	864	880	892	903	910	912	910	903	874	851	842	847	853	815	795	774	758	764	780	800	802	800	823	854
	Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271
MC	Weekday																								
	Hourly Parking	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	
	Monthly Parking	41	41	41	41	41	40	40	39	38	38	37	36	35	35	35	36	36	35	35	36	37	38	40	41
	Total Occupancy	43	43	43	43	43	42	42	41	39	39	38	37	36	36	36	37	37	36	36	37	38	39	41	43



Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67
Weekend																								
Hourly Parking	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2
Monthly Parking	41	42	42	42	42	42	42	41	39	39	38	37	36	36	36	36	36	34	34	34	36	38	38	40
Total Occupancy	43	44	44	44	44	44	44	43	40	40	39	38	37	37	37	37	37	35	35	35	37	40	40	42
Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67

3.2 Future Traffic Condition

3.2.1 It is anticipated that the proposed development would be completed in 2028 tentatively with full intended operation. Thus, the projection of future growth of parking demand is applied from year 2022 up to year 2028.

2019-based TPEDM

3.2.2 Reference has also been made to the latest 2019-Based Territorial Population Employment Data Matrices (TPEDM) planning data for projection of population and employment within the study district from year 2019 to 2031. The average annual growth rates in terms of population and employment from 2019 to 2031 are summarised in **Table 3.6**.

Table 3.6 2019-based TPEDM from 2019 to 2031

Zone	Population and Employment			
	Year			Average Annual Growth Rate
	2019	2026	2031	
North Lantau	238,300	325,300	466,950	5.77%

3.2.3 The planning data indicates that the total population and employment data of the study are expected to grow with an average annual growth rate of +5.77% from 2019 to 2031.

3.2.4 However, the TPEDM growth rate is not representative for resulting the growth rate at the proposed area – Yat Tung. The coverage area of the North Lantau zone in TPEDM has covered New Development Area including Tung Chung New Town Extension, which would have huge increase on population and employment data, while Yat Tung is considered as a more developed area. Therefore, annual growth rate reference to Hong

Kong Population Projection is considered most appropriate to apply onto the proposed development and explained in the **Section 3.2.5**.

Adopted Growth Rate

Table 3.7 Hong Kong Population Projections for 2022-2046

	HK Population Projections		Avg. Annual Growth Rate
	2026	2031	2026-2031
Population (Thousands)	7,596.8	7,820.2	+0.58%

Note: Source: Census & Statistics Department

https://www.censtatd.gov.hk/en/press_release_detail.html?id=5368

3.2.5 Therefore, reference has been made to the Hong Kong Population Projections for 2022-2046 released [15 August 2023]. It can be noted that the average annual traffic growth pattern shows an increasing trend with positive growth rate of +0.58% per annum as shown in **Table 3.7**. For a conservative approach, a growth rate of **+1% per annum** was adopted as a parking demand rate for year 2022 to year 2028.

3.3 Car Parking Demand (With Proposed Development)

3.3.1 According to the development proposal, **42** nos. of car parking spaces and **5** nos. of motorcycle parking spaces at the proposed conversion area of the 5/F of Yat Tung Carpark No. 2 will be suspended as indicated in **Figure 2**.

3.3.2 **Tables 3.8 to 3.11** indicate that the occupancy and total surplus for Yat Tung Carpark No.1, No.2 and Yat Tung Carpark No.3 with +1% growth rate per annum and included the deduction of suspended parking spaces due to the proposed development. It is revealed that the traffic impact from the proposed development is very minimal.

Table 3.8 Parking Condition for PV in Year 2028 (Weekday)

	CP1	CP2&3	CP1, CP2&3
	Occupancy	Occupancy	Total Surplus ⁽¹⁾
Sep-22	293	780	638
Oct-22	288	787	636
Nov-22	296	805	610
Dec-22	298	791	622
Jan-23	298	811	602
Feb-23	297	798	616
Mar-23	292	800	619
Apr-23	303	815	593
May-23	293	806	612
Jun-23	293	794	624
Jul-23	295	819	597
Aug-23	307	815	589

Note ⁽¹⁾ Included the deduction of 42 nos. of parking spaces due to the proposed development.

Table 3.9 Parking Condition for PV in Year 2028 (Weekend)

	CP1	CP2&3	CP1, CP2&3
	Occupancy	Occupancy	Total Surplus ⁽¹⁾
Sep-22	329	859	523
Oct-22	320	868	523
Nov-22	325	868	518
Dec-22	333	864	514
Jan-23	341	909	461
Feb-23	329	881	501
Mar-23	328	869	514
Apr-23	340	900	471
May-23	320	884	507
Jun-23	326	872	513
Jul-23	322	884	505
Aug-23	328	887	496

Note ⁽¹⁾ Included the deduction of 42 nos. of parking spaces due to the proposed development.

Table 3.10 Parking Condition for MC in Year 2028 (Weekday)

	CP2&3	CP2&3
	Occupancy	Total Surplus ⁽¹⁾
Sep-22	42	20
Oct-22	40	22
Nov-22	40	22
Dec-22	41	21
Jan-23	43	19
Feb-23	39	23
Mar-23	40	22
Apr-23	43	19
May-23	41	21
Jun-23	44	18
Jul-23	43	19
Aug-23	43	19

Note ⁽¹⁾ Included the deduction of 5 nos. of motorcycle parking spaces due to the proposed development.

Table 3.11 Parking Condition for MC in Year 2028 (Weekend)

	CP2&3	CP2&3
	Occupancy	Total Surplus ⁽¹⁾
Sep-22	41	21
Oct-22	40	22
Nov-22	41	21
Dec-22	41	21
Jan-23	43	19
Feb-23	40	22
Mar-23	40	22
Apr-23	43	19
May-23	41	21
Jun-23	43	19
Jul-23	43	19
Aug-23	43	19

Note ⁽¹⁾ Included the deduction of 5 nos. of motorcycle parking spaces due to the proposed development.

4. IMPACT ON PARKING IN THE VICINITY

4.1 On-Street Parking Survey

4.1.1 On-Street Parking survey was carried out on 21 September 2023(Thu) at 00:00-04:00 and 09:00-13:00 for the weekday and 24 September 2023(Sun) at 00:00-04:00 and 09:00-13:00 for the weekend to identify the current on-street parking condition in the vicinity (including: Chung Yat Street, Chung Mun Road, Yu Tung Road, Chung Yan Road and Yat Tung Street).

4.2 Legal On-Street Parking

4.2.1 Since no legal private vehicle on-street parking space is provided in the vicinity, therefore, only legal motorcycle on-street parking result during the weekday and weekend day and night time covering the main street is available and summaries in **Table 4.1** below:

Table 4.1 Legal On-Street Parking in the Vicinity

Period	Time	Observed No. of On-Street Legal Parking	
		Private Vehicle	Motorcycle
Weekday Day Time	09:00-13:00	N/A	63
Weekday Night Time	00:00-04:00	N/A	95
Weekend Day Time	09:00-13:00	N/A	72
Weekend Night Time	00:00-04:00	N/A	103

4.3 Illegal On-Street Parking Survey

4.3.1 Illegal on-street parking survey had also been conducted during weekday and weekend day time and night time covering the main street nearby the proposed development. Details of illegal on-street parking are summarized at **Table 4.2** below:

Table 4.2 Illegal On-Street Parking in the Vicinity

Period	Time	Observed No. of On-Street Illegal Parking	
		Private Vehicle	Motorcycle
Weekday Day Time	09:00-13:00	7	21
Weekday Night Time	00:00-04:00	87	31
Weekend Day Time	09:00-13:00	7	29
Weekend Night Time	00:00-04:00	52	37

4.3.2 However, it is noted that the parking nature of the motorcycle users that illegal parking approach was observed rather than charging parking in the vicinity. The motorcycles were parked illegally even there were still sufficient surplus spaces at present. Therefore, it is believed that the deduction of the 5 motorcycle parking spaces due to the development would generate minimal impact to the current motorcycles parking demand.

5. CONCLUSION

5.1 Conclusion

- 5.1.1 The proposed conversion works for **social welfare facilities**, training centre and eating place is located at 5/F of Yat Tung Carpark No. 2, 8 Yat Tung Street, Tung Chung. In order to accommodate the proposed development, total of 42 nos. of car parking space and 5 nos. of motorcycle parking spaces will be suspended.
- 5.1.2 According to the utilization rate of Yat Tung Carpark No.1, No. 2 and Yat Tung Carpark No.3, although car parking provision has been slightly reduced due to the proposed development, the remaining capacity of car parking spaces will still be able to accommodate the parking demand in the vicinity.
- 5.1.3 The traffic study has demonstrated that the proposed development would not induce significant impact to the parking demand of local community. Hence, the proposed **social welfare facilities**, training centre and eating place at Yat Tung Carpark No.2 is considered acceptable from traffic engineering point of view.



Appendix A

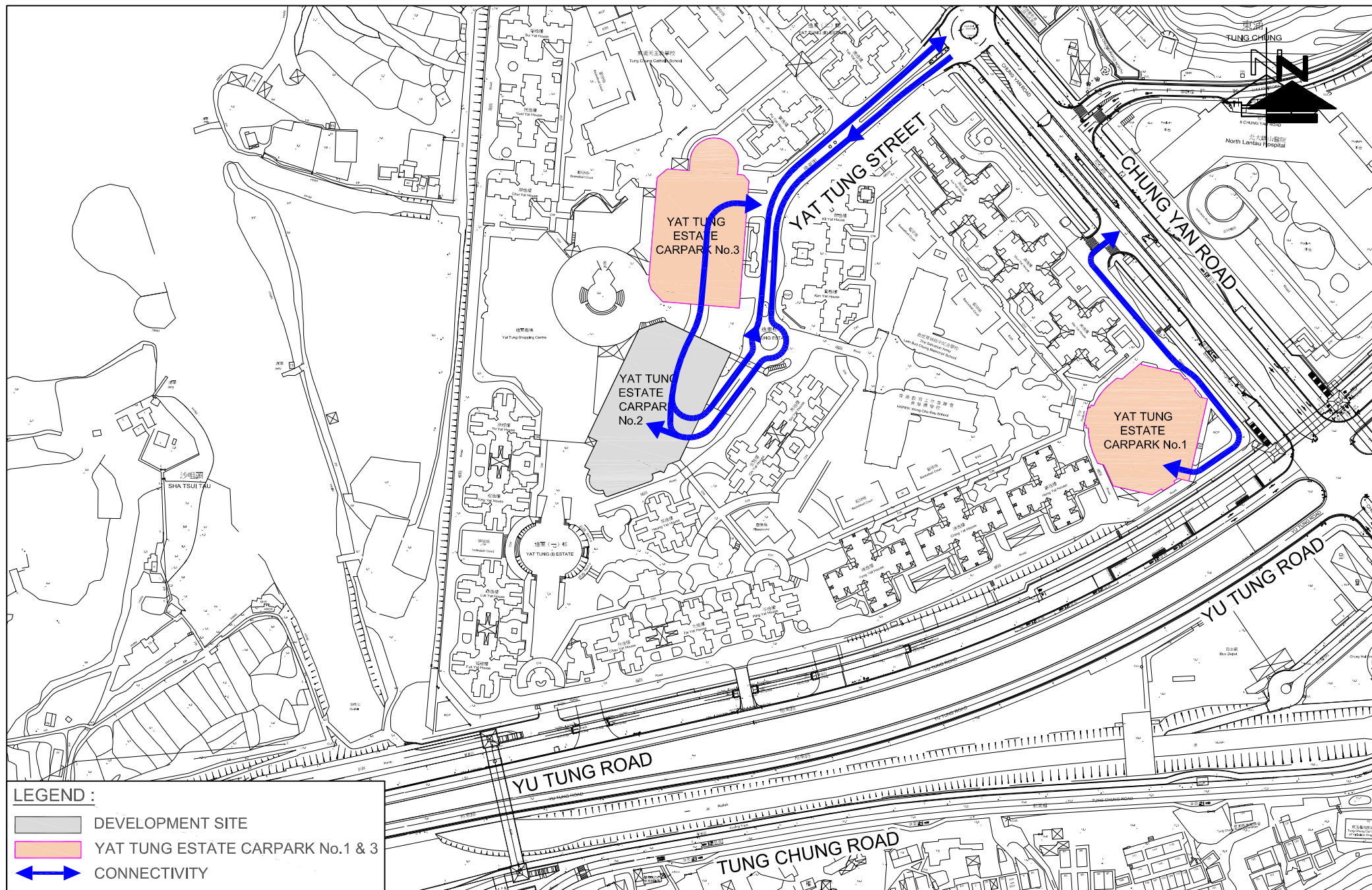

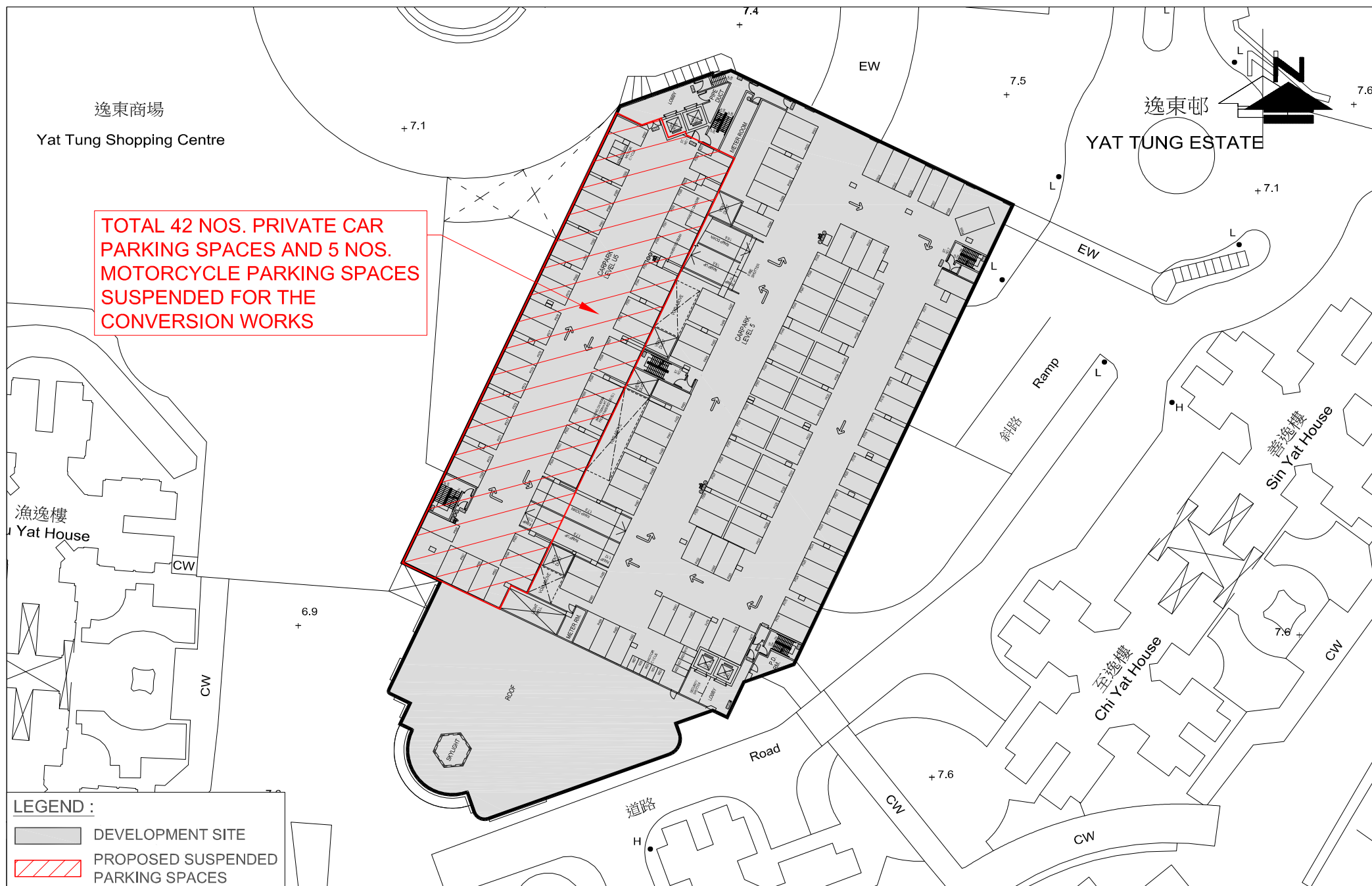
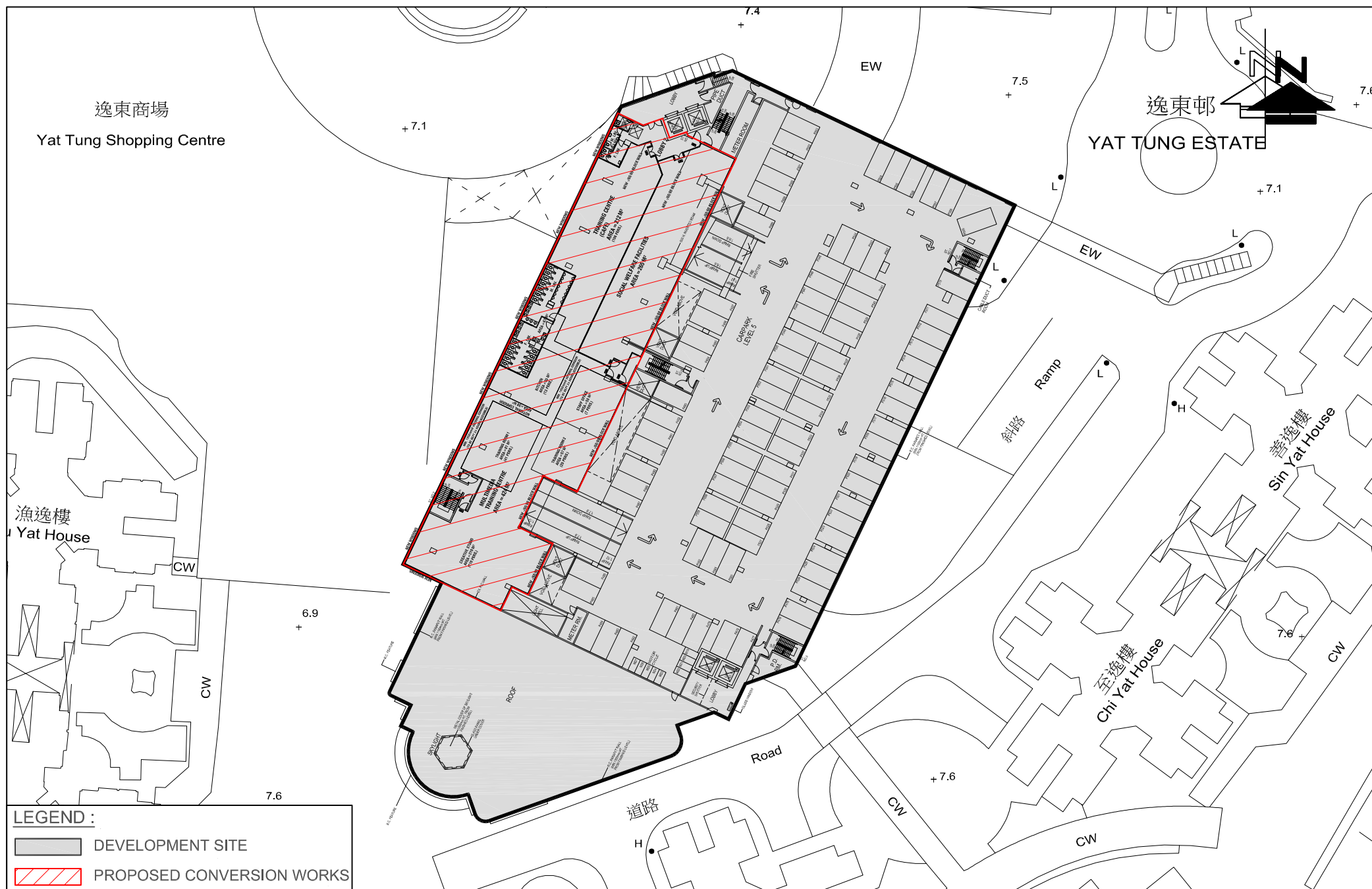


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PROJECT NO.:	22108HK	DRAWING TITLE:	SITE LOCATION PLAN	
SCALE:	DATE:			
1 : 3000 @A4	09 NOV 2023			





LEGEND :	
	DEVELOPMENT SITE
	PROPOSED CONVERSION WORKS

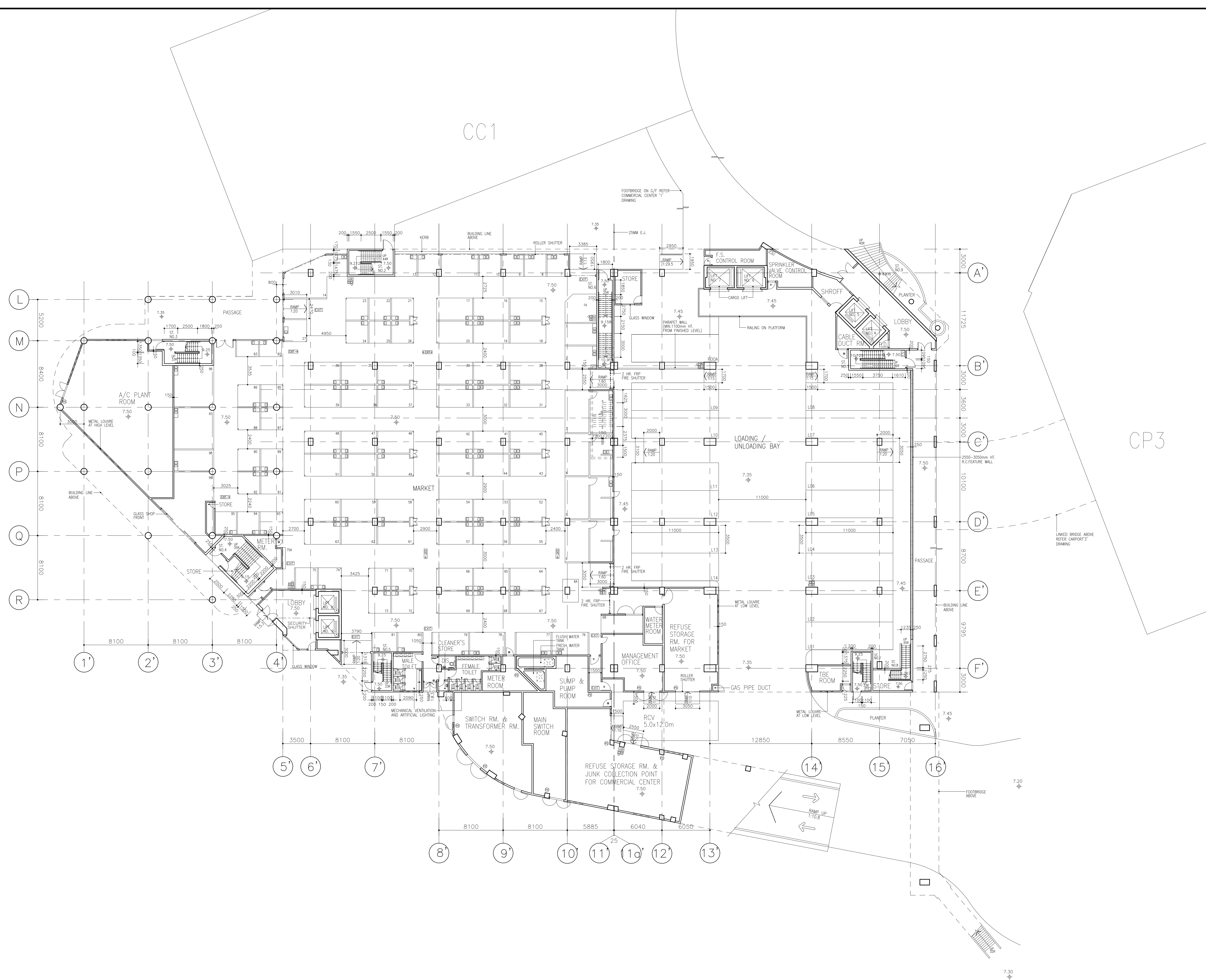
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PROJECT NO.: 22108HK		DRAWING TITLE:
SCALE: 1 : 700 @A4		DATE: 14 DEC 2023
PROPOSED CARPARK LAYOUT PLAN OF CONVERSION WORKS		



CTA Consultants Limited
志達顧問有限公司



Appendix B



NOTES

1. NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.

2. NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

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		ORIGINAL SIGNED	ORIGINAL SIGNED

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10 / 2 / 04
	ROBERT NG	ORIGINAL SIGNED	10 / 2 / 04
CHECKED	MABEL NG APM A/15	ORIGINAL SIGNED	10 / 2 / 04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10 / 2 / 04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10 / 2 / 04

PROJECT

NON-DOMESTIC PORTIONS OF
YAT TUNG ESTATE
TUNG CHUNG

DRAWING TITLE

CARPOR 2' -
GROUND FLOOR PLAN

SCALE

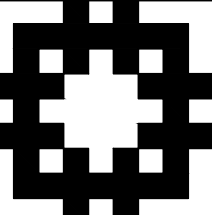
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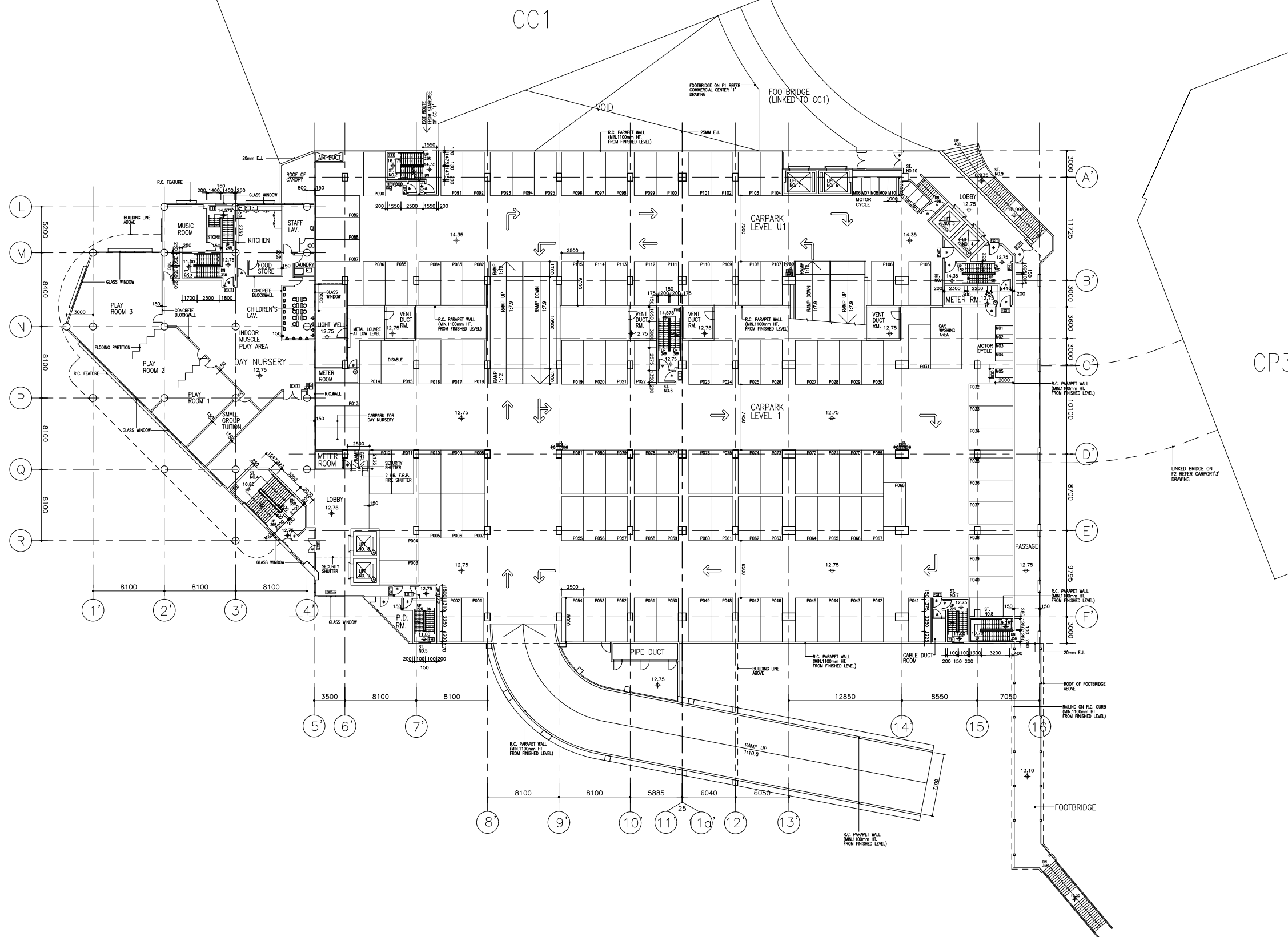
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ICU NO.

HOUSING DEPARTMENT

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NOTES

- NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.
- NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

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NO	DESCRIPTION AND DATE	DWN	CKD
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	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10/2/04
CHECKED	ROBERT NG SA/19	ORIGINAL SIGNED	10/2/04
	MABEL NG APM/A/15	ORIGINAL SIGNED	10/2/04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT

**NON-DOMESTIC PORTIONS OF
YAT TUNG ESTATE
TUNG CHUNG**

DRAWING TITLE

**CARPOT 2' -
FIRST FLOOR PLAN**

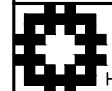
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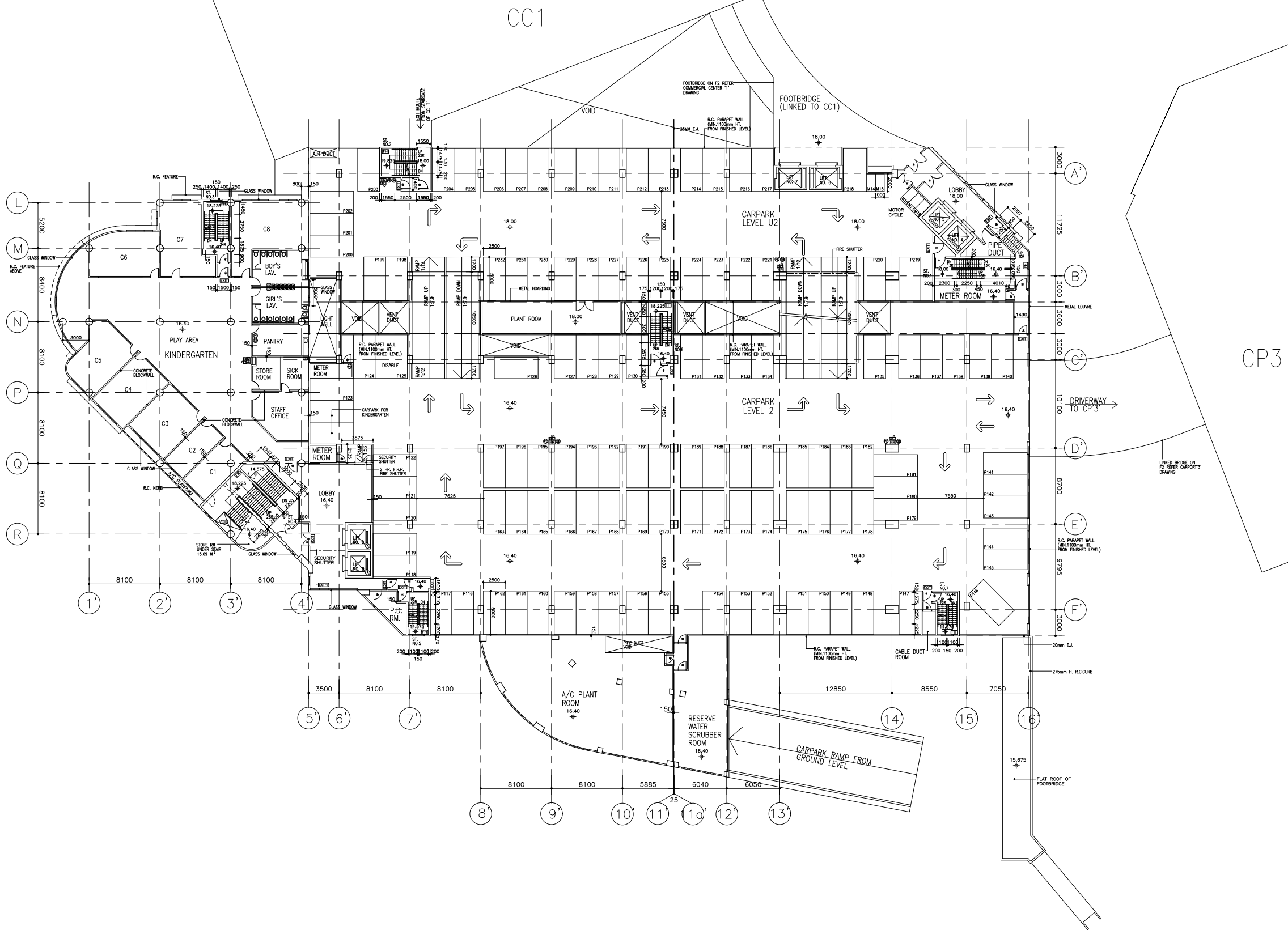
IS02/CP2/ICU/A/LO-02/A

SOURCE

ICU NO.



HOUSING DEPARTMENT



NOTES

1. NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.

2. NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

REVISIONS

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	(30-4-2009)	ORIGINAL SIGNED	ORIGINAL SIGNED

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	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT

NON-DOMESTIC PORTIONS OF YAT TUNG ESTATE TUNG CHUNG

DRAWING TITLE

CARPORT '2' - SECOND FLOOR PLAN

SCALE


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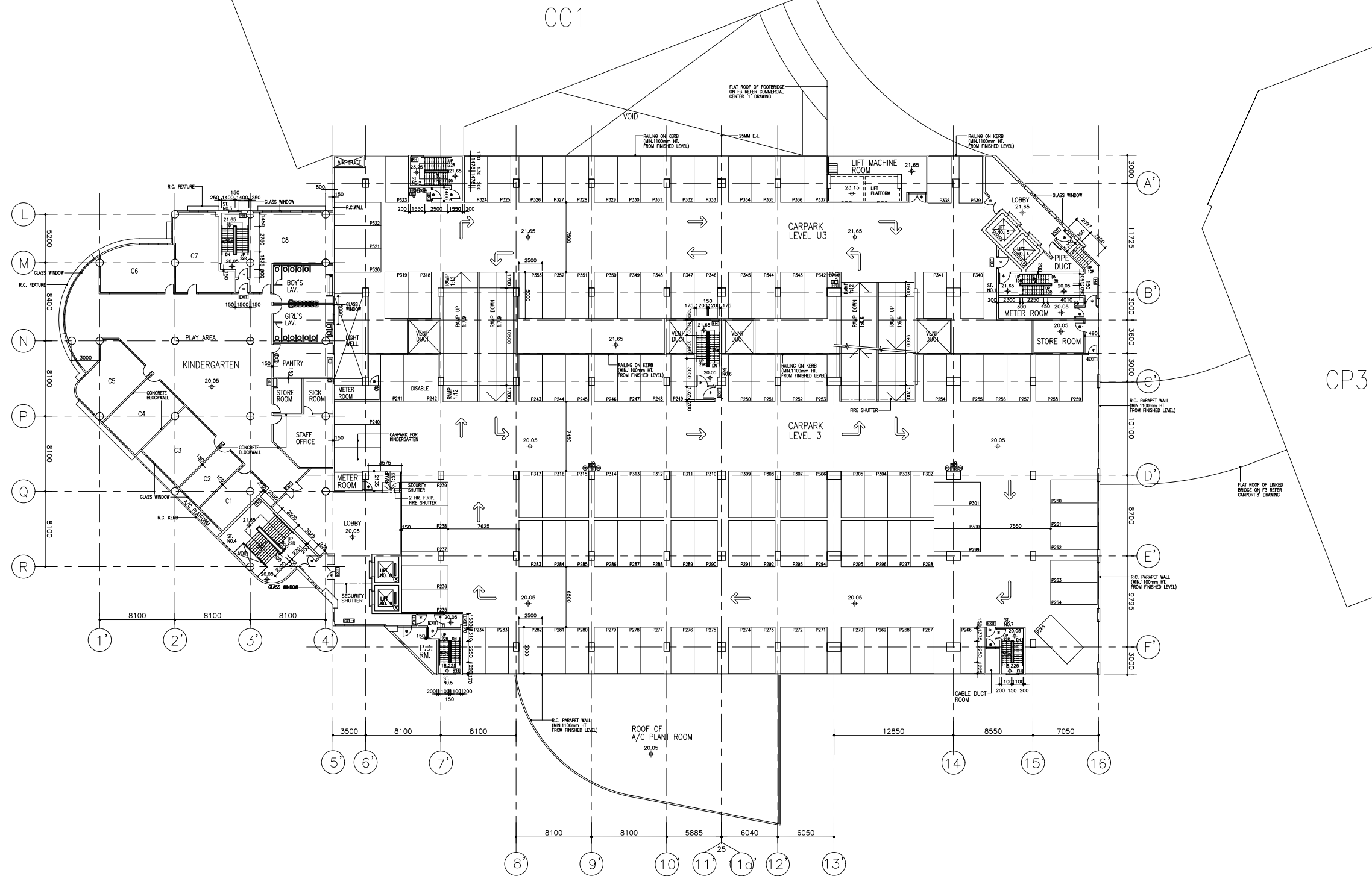
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IS02/CP2/ICU/A/LO-03/A

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ICU NO.

HOUSING DEPARTMENT



NOTES

- NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.
- NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

REVISIONS

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	NAME AND DESIGNATION	INITIAL	DATE
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	MABEL NG APM/A/15	ORIGINAL SIGNED	10/2/04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT
NON-DOMESTIC PORTIONS OF
YAT TUNG ESTATE
TUNG CHUNG

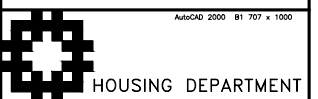
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THIRD FLOOR PLAN

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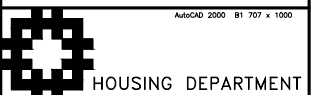
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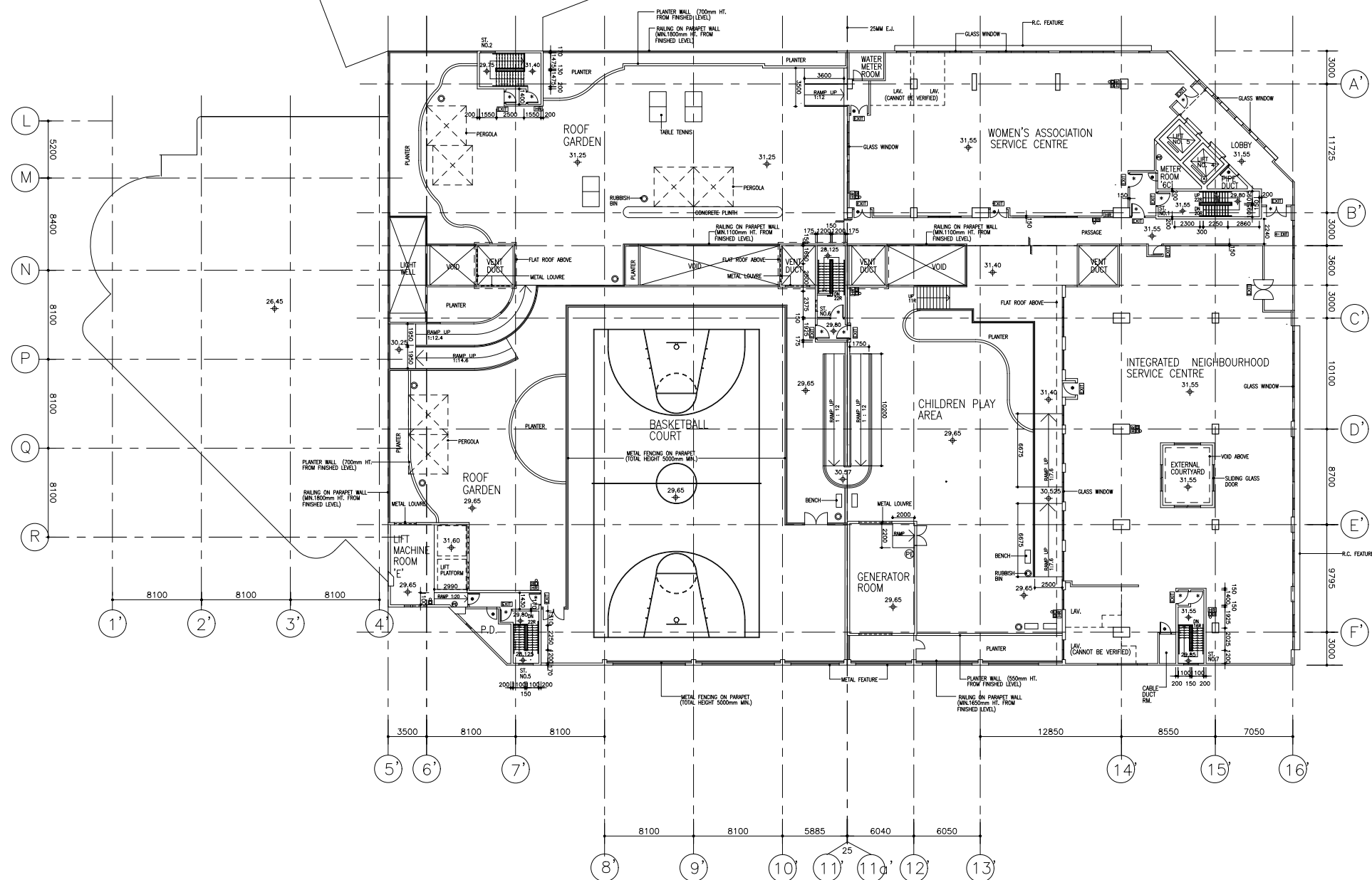
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HOUSING DEPARTMENT





NOTES

1. NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.

REVISIONS

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	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT

NON-DOMESTIC PORTIONS OF
YAT TUNG ESTATE
TUNG CHUNG

DRAWING TITLE

CARPORT '2' -
ROOF PLAN

SCALE

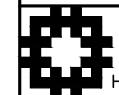
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DRAWING NO.

IS02/CP2/ICU/A/LO-07/A

SOURCE

ICU NO.

HOUSING DEPARTMENT

AutoCAD 2000 B1 707 x 1000



Date : 25th January 2024
Our Ref. : PPC/PLG/10095/L009

Town Planning Board Secretariat,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

**Proposed Training Centre and Eating Place in “Residential (Group A)” Zone at
Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories
(Planning Application No. A/I-TCTC/65 under Section 16 of the Town Planning Ordinance)**

Submission of Further Information 4

In responses to the comments from relevant departments received in December 2023, we herewith submit, on behalf of the Applicant, 4 hard copies of the Further Information (“FI”) in support of the captioned application, for the consideration of the Town Planning Board (“the Board”). Please be informed that the soft copy of the FI would be uploaded to the Board’s Share Point. The above submission does not result in a material change of the nature of the captioned application. The enclosed materials in the current submission include:

- **Responses-to-Comments Table**
- **Annex 1** – Revised Traffic Impact Assessment Report

Should you have any queries, please do not hesitate to contact the undersigned or Ms Amy KWONG at [REDACTED] or [REDACTED]. Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl. As above
c.c. Mr Sheldon NG (Town Plnr/Islands 6, PlanD) - by Email
Mr Walter KWONG (Sr Town Plnr/Islands 2, PlanD) - by Email
The Applicant – by Email

**Section 16 Application for Proposed Training Centre and Eating Place in
"Residential (Group A)" Zone at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories**

Planning Application No. A/I-TCTC/65

Further Information 4



Section 16 Application for Proposed Training Centre and Eating Place at Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories

Summary Table of ‘Responses to Comments’

Comments of Transport Department (Mr. Raymond LEE, Tel: 2399 2423)	Responses																																																																							
1. With reference to the parking situation around Yat Tung Estate (Table 4.2 refers), quite a number of illegal parking (both private vehicles and motorcycles) are observed. The applicant please advise the current rate of parking fee with comparison of the nearby carparks. Please justify that the current surplus in occupancy of Yat Tung Car Park is not resulted by the rate of parking fee and is acceptable to the market.	<p>Please find below Table RC-01 which summarized the parking fee of PV and MC for adjacent carparks.</p> <p>As observed from traffic report Table 4.2, the illegal parking of PV mainly occurs during night time and illegal parking of MC mainly occurs at both day and night. As shown in below Table RC-01, the hourly and monthly parking fees of PV for Yat Tung Carpark 1, 2 and 3 are not the highest compared with the other carparks.</p> <p>For MC parking fee, although, the hourly parking fee in Yat Tung 2 & 3 carpark is higher than Yu Nga Court Carpark, but the rate of monthly parking fee is very close to the market and fee of floating parking space in Yat Tung 2 & 3 carpark is relatively cheaper than the other carparks, but illegal parking of MC still occurs at night time. Therefore, it is no significant evidence showing that the illegal parking in surrounding area was due to the acceptance of parking fee in Yat Tung Carpark 1, 2 and 3.</p> <p>Table RC-01</p> <table><tr><th rowspan="2">Carpark</th><th colspan="3">Hourly (PV)</th><th colspan="2">Hourly (MC)</th><th>Monthly (PV)</th><th>Monthly (MC)</th></tr><tr><th>Mon-Thurs (\$)</th><th>Fri (\$)</th><th>Sat/Sun/PH (\$)</th><th>Mon-Fri (\$)</th><th>Sat/Sun/PH (\$)</th><th>(\$)</th><th>(\$)</th></tr><tr><td>Yat Tung Carpark 1</td><td>21</td><td>21</td><td>22</td><td>-(1)</td><td>-(1)</td><td>2495</td><td>-(1)</td></tr><tr><td>Yat Tung Carpark 2 & 3</td><td>21</td><td>21</td><td>22</td><td>21</td><td>22</td><td>2495-3893</td><td>605-690</td></tr><tr><td>Fu Tung Carpark</td><td>21</td><td>21</td><td>22</td><td>-(1)</td><td>-(1)</td><td>4345-4565</td><td>650-765</td></tr><tr><td>Yu Nga Court Carpark</td><td>16</td><td>16</td><td>16</td><td>5</td><td>5</td><td>1900</td><td>630</td></tr><tr><td>Mun Tung Estate Carpark</td><td>16</td><td>16</td><td>16</td><td>-(1)</td><td>-(1)</td><td>1900</td><td>630</td></tr><tr><td>Ying Tung Estate Carpark</td><td>16</td><td>16</td><td>16</td><td>-(1)</td><td>-(1)</td><td>1900</td><td>630</td></tr><tr><td>Caribbean Square</td><td>19</td><td>21</td><td>21</td><td>-(1)</td><td>-(1)</td><td>3600</td><td>-(1)</td></tr></table> <p>Note (1) No MC hourly/monthly parking.</p>	Carpark	Hourly (PV)			Hourly (MC)		Monthly (PV)	Monthly (MC)	Mon-Thurs (\$)	Fri (\$)	Sat/Sun/PH (\$)	Mon-Fri (\$)	Sat/Sun/PH (\$)	(\$)	(\$)	Yat Tung Carpark 1	21	21	22	-(1)	-(1)	2495	-(1)	Yat Tung Carpark 2 & 3	21	21	22	21	22	2495-3893	605-690	Fu Tung Carpark	21	21	22	-(1)	-(1)	4345-4565	650-765	Yu Nga Court Carpark	16	16	16	5	5	1900	630	Mun Tung Estate Carpark	16	16	16	-(1)	-(1)	1900	630	Ying Tung Estate Carpark	16	16	16	-(1)	-(1)	1900	630	Caribbean Square	19	21	21	-(1)	-(1)	3600	-(1)
Carpark	Hourly (PV)			Hourly (MC)		Monthly (PV)	Monthly (MC)																																																																	
	Mon-Thurs (\$)	Fri (\$)	Sat/Sun/PH (\$)	Mon-Fri (\$)	Sat/Sun/PH (\$)	(\$)	(\$)																																																																	
Yat Tung Carpark 1	21	21	22	-(1)	-(1)	2495	-(1)																																																																	
Yat Tung Carpark 2 & 3	21	21	22	21	22	2495-3893	605-690																																																																	
Fu Tung Carpark	21	21	22	-(1)	-(1)	4345-4565	650-765																																																																	
Yu Nga Court Carpark	16	16	16	5	5	1900	630																																																																	
Mun Tung Estate Carpark	16	16	16	-(1)	-(1)	1900	630																																																																	
Ying Tung Estate Carpark	16	16	16	-(1)	-(1)	1900	630																																																																	
Caribbean Square	19	21	21	-(1)	-(1)	3600	-(1)																																																																	



Comments of Transport Department (Mr. Raymond LEE, Tel: 2399 2423)	Responses
	<p>Other than that, illegal parking may due to reasons as below:</p> <ul style="list-style-type: none">• To save money and convenience purposes. For car owners who live nearby, they would rather park their vehicles on-street at night time and collect it in early morning to save money and time.
<p>2. According to the other survey of this department, it is observed that the car parking spaces, particularly for the motorcycles in other estates, is in general insufficient. The car parking demand as stated in this report seen seems to be not consistent with the other area in Tung Chung. As such please further supplement the following information for review:</p> <p>(i) parking data from September 2023 to December 2023, i.e. the period of year after relaxation of social distancing measures;</p> <p>(ii) daily variation of the parking conditions from September 2023 to December 2023; and</p> <p>(iii) critical parking condition as well in addition to the average data.</p>	<p>(i) Please find attached revised traffic report with additional parking data from September 2023 to December 2023 for your information.</p> <p>(ii) Please find attached revised traffic report with additional daily variation of the parking conditions from September 2023 to December 2023 for your information.</p> <p>(iii) As confirmed from the applicant, the parking data as presented in the submitted traffic report were the critical parking condition (i.e. peak occupancy) and the additional traffic data from September 2023 to December 2023 as present in this submission are also the critical parking condition.</p>

Annex 1

Revised Traffic Impact Assessment Report

**Section 16 Application for Proposed Training Centre and
Eating Place at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories**

Traffic Report (Revision C)

January 2024



CTA Consultants Limited

志達顧問有限公司



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APPENDIX A

Figure 1 (Rev. A) – Site Location Plan

Figure 2 – Carpark Layout plan on 5/F at Yat Tung Carpark No.2

Figure 3 (Rev.A) – Proposed Carpark Layout plan of Conversion Works

APPENDIX B

Yat Tung Estate carpark No.2 Floor Plan

1. INTRODUCTION

1.1 Background

- 1.1.1 The Applicant intends to convert a portion of 5/F of Yat Tung carpark No.2 at 8 Yat Tung Street, Tung Chung for proposed social welfare facilities, Training Centre (for Multimedia and Cafe) and Eating Place. The location of the subject site is shown in **Figure 1 (Rev. A)**.
- 1.1.2 In order to accommodate the proposed social welfare facilities, training centre and eating place, 42 nos. of car parking spaces and 5 nos. of motorcycle parking spaces at Yat Tung Carpark No.2 would be suspended at the conversion works area. The existing carpark layout of the 5/F of Yat Tung carpark No.2 is shown in **Figure 2** and the proposed conversion layout is shown in **Figure 3 (Rev.A)**.
- 1.1.3 The provision of car parking spaces in the area will be slightly reduced due to the suspension of car parking spaces. This traffic study is to investigate the potential traffic impact to the local car parking situation after the proposed conversion in order to support the planning application.

2. INTERNAL TRAFFIC FACILITY

2.1 Existing Parking Condition

- 2.1.1 The existing Yat Tung Carpark consists of Yat Tung Carpark No.1, Yat Tung Carpark No.2 and Yat Tung Carpark No.3 with total of 1,753 car parking spaces and 67 nos. of motorcycle parking spaces. The locations of the carparks as shown in **Figure 1 (Rev.A)**.
- 2.1.2 Yat Tung Carpark No.2 is connected to Yat Tung Carpark No.3 with 5-storey and total of 1,271 car parking spaces and 67 nos. of motorcycle parking spaces. The existing Yat Tung Estate carpark No.2 Floor Plan as attached in **Appendix B**, the second and third floor plans show the linked bridge between Yat Tung Estate carpark no.2 and Yat Tung Carpark No.3.
- 2.1.3 Owing to the close proximity of the car parks to the proposed location, share effect on the car parking capacity is expected at Yat Tung Carpark No.1, No.2 and Yat Tung Carpark No.3.
- 2.1.4 A summary of the internal transport facilities of Yat Tung Carpark No.1, Yat Tung Carpark No.2 and Yat Tung Carpark No.3 is summarized in **Table 2.1**.

Table 2.1 Internal Transport Facilities Provision for Yat Tung Carpark No.1, Yat Tung Carpark No.2 and Yat Tung Carpark No.3

Type of Space	No. of Parking Space at Yat Tung Carpark No.1	No. of Parking Space at Yat Tung Carpark No.2 & Yat Tung Carpark No.3	Total No. of Parking Spaces
Private Car	482	1,271	1,753
Motorcycle	0	67	67



3. ASSESSMENT FOR WITH AND WITHOUT PROPOSED DEVELOPMENT

3.1 Car Parking Demand (Without Proposed Development)

3.1.1 Based on the latest traffic data for critical parking condition provided by the Applicant in typical weekday and weekend and public holidays in 2022 to 2023 and considered that the traffic condition is resuming to normal situation in view of the gradual relaxation of social distancing measures by HKSAR government of COVID -19. Thus, the parking data of September 2022 to December 2023 is adopted in this study.

3.1.2 The occupancy rates of car parks of Yat Tung Carpark No.1, No.2 and Yat Tung Carpark No.3 are summarized in Tables 3.1 - 3.4.

3.1.3 Tables 3.5, RC-01, RC-02, RC-03 and RC-04 shown the daily variation of PV and MC parking condition during weekday and weekend in August, September, October, November and December 2023 for Yat Tung Carpark No.2 and Yat Tung Carpark No.3.

Table 3.1 Parking Condition of PV during weekday – (Without Proposed Development)

	CP1		CP2 & 3	
	Occupancy %	Occupancy	Occupancy %	Occupancy
Sep-22	57%	276	58%	734
Oct-22	56%	271	58%	741
Nov-22	58%	278	60%	758
Dec-22	58%	280	59%	745
Jan-23	59%	283	61%	771
Feb-23	58%	282	60%	759
Mar-23	57%	277	60%	761
Apr-23	60%	288	61%	775
May-23	58%	278	60%	766
Jun-23	58%	278	59%	755
Jul-23	58%	280	61%	779
Aug-23	61%	292	61%	775
Sep-23	58%	280	61%	777
Oct-23	57%	274	60%	757
Nov-23	56%	271	58%	740
Dec-23	57%	277	59%	747



Table 3.2 Parking Condition of PV during weekend – (Without Proposed Development)

	CP1		CP2 & 3	
	Occupancy %	Occupancy	Occupancy %	Occupancy
Sep-22	64%	309	64%	809
Oct-22	62%	301	64%	817
Nov-22	63%	306	64%	817
Dec-22	65%	313	64%	813
Jan-23	67%	324	68%	864
Feb-23	65%	313	66%	838
Mar-23	65%	312	65%	826
Apr-23	67%	323	67%	856
May-23	63%	304	66%	841
Jun-23	64%	310	65%	829
Jul-23	63%	306	66%	841
Aug-23	65%	312	66%	843
Sep-23	66%	316	68%	862
Oct-23	64%	307	66%	835
Nov-23	62%	297	63%	798
Dec-23	62%	298	64%	808

Table 3.3 Parking Condition of MC during weekday – (Without Proposed Development)

	CP2 & 3	
	Occupancy %	Occupancy
Sep-22	57%	39
Oct-22	55%	37
Nov-22	55%	37
Dec-22	57%	38
Jan-23	59%	40
Feb-23	55%	37
Mar-23	56%	38
Apr-23	59%	40
May-23	57%	39
Jun-23	60%	41
Jul-23	58%	40
Aug-23	59%	40
Sep-23	59%	40
Oct-23	62%	42
Nov-23	59%	40
Dec-23	60%	41



Table 3.4 Parking Condition of MC during weekend – (Without Proposed Development)

	CP2 & 3	
	Occupancy %	Occupancy
Sep-22	57%	38
Oct-22	55%	37
Nov-22	56%	38
Dec-22	55%	38
Jan-23	59%	40
Feb-23	56%	38
Mar-23	56%	38
Apr-23	59%	40
May-23	58%	39
Jun-23	60%	40
Jul-23	59%	40
Aug-23	59%	40
Sep-23	60%	41
Oct-23	62%	42
Nov-23	59%	40
Dec-23	61%	41



Table 3.5 Daily Variation of Parking Conditions for CP2 & 3 in August 2023

PV	Weekday																								
	Hour	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	Hourly Parking	98	98	97	98	101	103	107	117	128	135	149	187	261	215	176	164	158	154	154	142	123	112	109	
	Monthly Parking	754	767	776	782	784	781	763	709	628	579	548	527	515	503	492	487	493	514	557	600	630	657	693	728
	Total Occupancy	852	865	873	880	885	884	870	826	756	714	697	714	776	718	668	651	651	668	711	754	772	780	805	837
	Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271
	Weekend																								
	Hourly Parking	142	141	140	142	146	149	155	171	184	197	221	254	285	266	255	241	224	222	223	223	208	178	159	151
	Monthly Parking	722	739	752	761	764	763	755	732	690	654	621	593	568	549	540	533	534	542	557	577	594	622	664	703
	Total Occupancy	864	880	892	903	910	912	910	903	874	851	842	847	853	815	795	774	758	764	780	800	802	800	823	854
Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	
MC	Weekday																								
	Hourly Parking	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	
	Monthly Parking	41	41	41	41	41	40	40	39	38	38	37	36	35	35	35	36	36	35	35	36	37	38	40	41
	Total Occupancy	43	43	43	43	43	42	42	41	39	39	38	37	36	36	36	37	37	36	36	37	38	39	41	43
	Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67
	Weekend																								
	Hourly Parking	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	
	Monthly Parking	41	42	42	42	42	42	42	41	39	39	38	37	36	36	36	36	36	34	34	34	36	38	38	40
	Total Occupancy	43	44	44	44	44	44	44	43	40	40	39	38	37	37	37	37	37	35	35	35	37	40	40	42
	Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67



Table RC-01 Daily Variation of Parking Conditions for CP2 & 3 in September 2023

PV	Weekday																								
	Hour	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	Hourly Parking	105	106	107	108	110	111	115	126	141	147	156	185	244	213	183	175	168	162	167	172	161	136	121	116
	Monthly Parking	738	751	759	763	765	764	747	684	611	573	547	529	519	510	501	497	502	518	554	594	623	650	683	714
	Total Occupancy	843	857	866	871	875	875	862	810	752	720	703	714	763	723	684	672	670	680	721	766	784	786	804	830
	Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271
	Weekend																								
Hourly Parking	172	172	173	173	175	178	184	194	206	214	233	253	274	269	254	238	228	223	224	227	203	166	150	143	
Monthly Parking	725	741	753	761	763	764	757	734	703	673	641	616	596	575	561	548	549	555	563	578	597	627	665	706	
Total Occupancy	897	913	926	934	938	942	941	928	909	887	874	869	870	844	815	786	777	778	787	805	800	793	815	849	
Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	
MC	Weekday																								
	Hourly Parking	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	
	Monthly Parking	41	41	41	41	41	41	40	40	39	38	37	37	36	35	35	36	36	35	35	36	37	38	40	41
	Total Occupancy	43	43	43	43	43	43	42	42	40	39	38	38	37	36	36	37	37	36	36	38	39	40	42	43
	Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67
	Weekend																								
	Hourly Parking	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Monthly Parking	41	41	41	41	41	40	40	40	40	39	38	37	36	35	36	36	36	34	34	34	36	38	39	40	
Total Occupancy	43	43	43	43	43	42	42	42	42	41	40	39	38	37	38	38	38	36	36	36	38	40	40	42	
Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	



Table RC-02 Daily Variation of Parking Conditions for CP2 & 3 in October 2023

PV	Weekday																								
	Hour	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	Hourly Parking	92	92	92	94	95	96	102	114	126	134	143	175	241	202	168	158	149	143	141	138	122	105	95	91
	Monthly Parking	746	759	767	771	773	772	755	690	612	570	540	518	505	491	478	476	484	503	546	592	628	655	690	723
	Total Occupancy	838	851	859	865	868	868	857	804	738	704	683	693	746	693	646	634	633	646	687	730	750	760	785	814
	Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271
	Weekend																								
	Hourly Parking	135	133	134	135	140	140	148	166	183	196	216	243	264	253	248	238	222	211	212	208	187	162	144	136
	Monthly Parking	717	734	743	749	754	755	748	726	689	656	625	595	573	558	550	548	550	559	572	589	605	631	665	700
	Total Occupancy	852	867	877	884	894	895	896	892	872	852	841	838	837	811	798	786	772	770	784	797	792	793	809	836
Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	
MC	Weekday																								
	Hourly Parking	2	3	2	2	2	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	Monthly Parking	42	42	42	42	42	42	42	41	39	38	38	37	36	36	36	36	36	37	37	37	38	39	41	41
	Total Occupancy	44	45	44	44	44	45	44	43	41	40	40	39	38	38	38	38	38	39	39	39	40	41	43	43
	Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67
	Weekend																								
	Hourly Parking	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	2	3	2	2	3	3	2	2	2
	Monthly Parking	41	41	41	41	41	41	41	41	39	39	38	37	37	37	37	37	37	36	36	36	37	39	40	41
	Total Occupancy	43	43	43	43	43	43	43	43	41	41	41	40	40	40	40	39	40	38	38	39	40	41	40	43
	Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67



Table RC-03 Daily Variation of Parking Conditions for CP2 & 3 in November 2023

PV	Weekday																									
	Hour	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
	Hourly Parking	83	82	82	83	84	86	90	99	110	116	126	161	231	190	155	144	136	131	129	126	115	101	88	85	
	Monthly Parking	746	759	766	770	773	770	751	679	600	558	531	510	496	485	476	471	479	499	542	588	622	649	685	719	
	Total Occupancy	829	841	848	853	857	856	841	778	710	674	657	671	727	675	631	615	615	630	671	714	737	750	773	804	
	Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271
	Weekend																									
	Hourly Parking	106	106	107	110	114	117	125	143	163	177	203	229	248	234	226	218	206	196	183	183	165	135	115	106	
	Monthly Parking	714	732	742	748	753	755	745	719	677	639	604	573	552	533	523	515	519	532	548	566	590	621	661	698	
Total Occupancy	820	838	849	858	867	872	870	862	840	816	807	802	800	767	749	733	725	728	731	749	755	756	776	804		
Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	
MC	Weekday																									
	Hourly Parking	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	Monthly Parking	40	40	41	41	41	41	40	40	38	37	36	35	35	35	34	34	34	34	34	34	36	38	39	40	
	Total Occupancy	42	42	43	43	43	43	42	42	40	39	38	37	37	37	36	36	36	36	36	36	38	40	41	42	
	Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	
	Weekend																									
	Hourly Parking	3	3	3	3	3	3	3	3	2	2	2	2	2	3	3	3	3	3	2	2	2	2	3	3	
	Monthly Parking	40	40	41	41	41	41	40	40	38	37	37	36	36	35	35	35	34	33	33	34	36	38	38	39	
	Total Occupancy	43	43	44	44	44	44	43	43	40	39	39	38	38	38	38	38	37	36	35	36	38	40	40	42	
Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67		



Table RC-04 Daily Variation of Parking Conditions for CP2 & 3 in December 2023

PV	Weekday																									
	Hour	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
	Hourly Parking	86	85	84	86	87	88	93	102	116	119	131	166	234	195	154	154	141	137	138	140	128	110	97	90	
	Monthly Parking	743	756	763	768	770	767	752	687	610	567	541	520	505	494	484	482	491	513	551	590	615	643	680	715	
	Total Occupancy	829	841	847	854	857	855	845	789	726	686	672	686	739	689	638	636	632	650	689	730	743	753	777	805	
	Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271
	Weekend																									
	Hourly Parking	120	121	121	123	126	128	136	147	159	172	194	223	249	238	226	212	201	197	198	200	183	153	133	126	
	Monthly Parking	711	730	740	747	752	753	745	722	686	656	624	598	575	551	533	525	525	533	547	561	575	601	639	679	
	Total Occupancy	831	851	861	870	878	881	881	869	845	828	818	821	824	789	759	737	726	730	745	761	758	754	772	805	
Max. capacity	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	1271	
MC	Weekday																									
	Hourly Parking	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2		
	Monthly Parking	40	41	41	41	41	41	41	41	39	38	38	37	36	36	36	35	35	34	34	35	36	38	39	39	
	Total Occupancy	42	43	43	43	43	43	43	43	41	40	40	39	38	38	38	37	37	36	36	37	38	40	41	41	
	Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	
	Weekend																									
	Hourly Parking	3	3	3	3	3	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	Monthly Parking	40	40	41	41	41	41	41	41	40	39	38	37	36	36	36	36	35	35	35	35	37	39	40	40	
	Total Occupancy	43	43	44	44	44	44	44	43	42	41	40	39	38	38	38	38	37	37	37	37	39	41	40	42	
	Max. capacity	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	

3.2 Future Traffic Condition

3.2.1 It is anticipated that the proposed development would be completed in 2028 tentatively with full intended operation. Thus, the projection of future growth of parking demand is applied from year 2022 up to year 2028.

2019-based TPEDM

3.2.2 Reference has also been made to the latest 2019-Based Territorial Population Employment Data Matrices (TPEDM) planning data for projection of population and employment within the study district from year 2019 to 2031. The average annual

growth rates in terms of population and employment from 2019 to 2031 are summarised in **Table 3.6**.

Table 3.6 2019-based TPEDM from 2019 to 2031

Zone	Population and Employment			
	Year			Average Annual Growth Rate
	2019	2026	2031	
North Lantau	238,300	325,300	466,950	5.77%

3.2.3 The planning data indicates that the total population and employment data of the study are expected to grow with an average annual growth rate of +5.77% from 2019 to 2031.

3.2.4 However, the TPEDM growth rate is not representative for resulting the growth rate at the proposed area – Yat Tung. The coverage area of the North Lantau zone in TPEDM has covered New Development Area including Tung Chung New Town Extension, which would have huge increase on population and employment data, while Yat Tung is considered as a more developed area. Therefore, annual growth rate reference to Hong Kong Population Projection is considered most appropriate to apply onto the proposed development and explained in the **Section 3.2.5**.

Adopted Growth Rate

Table 3.7 Hong Kong Population Projections for 2022-2046

	HK Population Projections		Avg. Annual Growth Rate
	2026	2031	2026-2031
Population (Thousands)	7,596.8	7,820.2	+0.58%

Note: Source: Census & Statistics Department

https://www.censtatd.gov.hk/en/press_release_detail.html?id=5368

3.2.5 Therefore, reference has been made to the Hong Kong Population Projections for 2022-2046 released [15 August 2023]. It can be noted that the average annual traffic growth pattern shows an increasing trend with positive growth rate of +0.58% per annum as shown in **Table 3.7**. For a conservative approach, a growth rate of +1% per annum was adopted as a parking demand rate for year 2022 to year 2028.

3.3 Car Parking Demand (With Proposed Development)

3.3.1 According to the development proposal, **42** nos. of car parking spaces and **5** nos. of motorcycle parking spaces at the proposed conversion area of the 5/F of Yat Tung Carpark No. 2 will be suspended as indicated in **Figure 2**.

3.3.2 **Tables 3.8 to 3.11** indicate that the occupancy and total surplus for Yat Tung Carpark No.1, No.2 and Yat Tung Carpark No.3 with +1% growth rate per annum and included the deduction of suspended parking spaces due to the proposed development. It is revealed that the traffic impact from the proposed development is very minimal.

Table 3.8 Parking Condition for PV in Year 2028 (Weekday)

	CP1	CP2&3	CP1, CP2&3
	Occupancy	Occupancy	Total Surplus ⁽¹⁾
Sep-22	293	780	638
Oct-22	288	787	636
Nov-22	296	805	610
Dec-22	298	791	622
Jan-23	298	811	602
Feb-23	297	798	616
Mar-23	292	800	619
Apr-23	303	815	593
May-23	293	806	612
Jun-23	293	794	624
Jul-23	295	819	597
Aug-23	307	815	589
Sep-23	295	817	599
Oct-23	288	796	627
Nov-23	285	778	648
Dec-23	292	786	633

Note ⁽¹⁾ Included the deduction of 42 nos. of parking spaces due to the proposed development.

Table 3.9 Parking Condition for PV in Year 2028 (Weekend)

	CP1	CP2&3	CP1, CP2&3
	Occupancy	Occupancy	Total Surplus ⁽¹⁾
Sep-22	329	859	523
Oct-22	320	868	523
Nov-22	325	868	518
Dec-22	333	864	514
Jan-23	341	909	461
Feb-23	329	881	501
Mar-23	328	869	514
Apr-23	340	900	471
May-23	320	884	507
Jun-23	326	872	513
Jul-23	322	884	505
Aug-23	328	887	496
Sep-23	333	906	472
Oct-23	323	878	510
Nov-23	313	839	559
Dec-23	314	850	547

Note ⁽¹⁾ Included the deduction of 42 nos. of parking spaces due to the proposed development.

Table 3.10 Parking Condition for MC in Year 2028 (Weekday)

	CP2&3	CP2&3
	Occupancy	Total Surplus ⁽¹⁾
Sep-22	42	20
Oct-22	40	22
Nov-22	40	22
Dec-22	41	21
Jan-23	43	19
Feb-23	39	23
Mar-23	40	22
Apr-23	43	19
May-23	41	21
Jun-23	44	18
Jul-23	43	19
Aug-23	43	19
Sep-23	43	19
Oct-23	45	17
Nov-23	43	19
Dec-23	44	18

Note ⁽¹⁾ Included the deduction of 5 nos. of motorcycle parking spaces due to the proposed development.



Table 3.11 Parking Condition for MC in Year 2028 (Weekend)

	CP2&3	CP2&3
	Occupancy	Total Surplus ⁽¹⁾
Sep-22	41	21
Oct-22	40	22
Nov-22	41	21
Dec-22	41	21
Jan-23	43	19
Feb-23	40	22
Mar-23	40	22
Apr-23	43	19
May-23	41	21
Jun-23	43	19
Jul-23	43	19
Aug-23	43	19
Sep-23	44	18
Oct-23	45	17
Nov-23	43	19
Dec-23	44	18

Note ⁽¹⁾ Included the deduction of 5 nos. of motorcycle parking spaces due to the proposed development.



4. IMPACT ON PARKING IN THE VICINITY

4.1 On-Street Parking Survey

4.1.1 On-Street Parking survey was carried out on 21 September 2023(Thu) at 00:00-04:00 and 09:00-13:00 for the weekday and 24 September 2023(Sun) at 00:00-04:00 and 09:00-13:00 for the weekend to identify the current on-street parking condition in the vicinity (including: Chung Yat Street, Chung Mun Road, Yu Tung Road, Chung Yan Road and Yat Tung Street).

4.2 Legal On-Street Parking

4.2.1 Since no legal private vehicle on-street parking space is provided in the vicinity, therefore, only legal motorcycle on-street parking result during the weekday and weekend day and night time covering the main street is available and summaries in **Table 4.1** below:

Table 4.1 Legal On-Street Parking in the Vicinity

Period	Time	Observed No. of On-Street Legal Parking	
		Private Vehicle	Motorcycle
Weekday Day Time	09:00-13:00	N/A	63
Weekday Night Time	00:00-04:00	N/A	95
Weekend Day Time	09:00-13:00	N/A	72
Weekend Night Time	00:00-04:00	N/A	103

4.3 Illegal On-Street Parking Survey

4.3.1 Illegal on-street parking survey had also been conducted during weekday and weekend day time and night time covering the main street nearby the proposed development. Details of illegal on-street parking are summarized at **Table 4.2** below:

Table 4.2 Illegal On-Street Parking in the Vicinity

Period	Time	Observed No. of On-Street Illegal Parking	
		Private Vehicle	Motorcycle
Weekday Day Time	09:00-13:00	7	21
Weekday Night Time	00:00-04:00	87	31
Weekend Day Time	09:00-13:00	7	29
Weekend Night Time	00:00-04:00	52	37

4.3.2 However, it is noted that the parking nature of the motorcycle users that illegal parking approach was observed rather than fee-charging parking in the vicinity. The motorcycles were parked illegally even there were still sufficient surplus spaces at present. Therefore, it is believed that the deduction of the 5 motorcycle parking spaces due to the development would generate minimal impact to the current motorcycles parking demand.

5. CONCLUSION

5.1 Conclusion

- 5.1.1 The proposed conversion works for social welfare facilities, training centre and eating place is located at 5/F of Yat Tung Carpark No. 2, 8 Yat Tung Street, Tung Chung. In order to accommodate the proposed development, total of 42 nos. of car parking space and 5 nos. of motorcycle parking spaces will be suspended.
- 5.1.2 According to the utilization rate of Yat Tung Carpark No.1, No. 2 and Yat Tung Carpark No.3, although car parking provision has been slightly reduced due to the proposed development, the remaining capacity of car parking spaces will still be able to accommodate the parking demand in the vicinity.
- 5.1.3 The traffic study has demonstrated that the proposed development would not induce significant impact to the parking demand of local community. Hence, the proposed social welfare facilities, training centre and eating place at Yat Tung Carpark No.2 is considered acceptable from traffic engineering point of view.



Appendix A

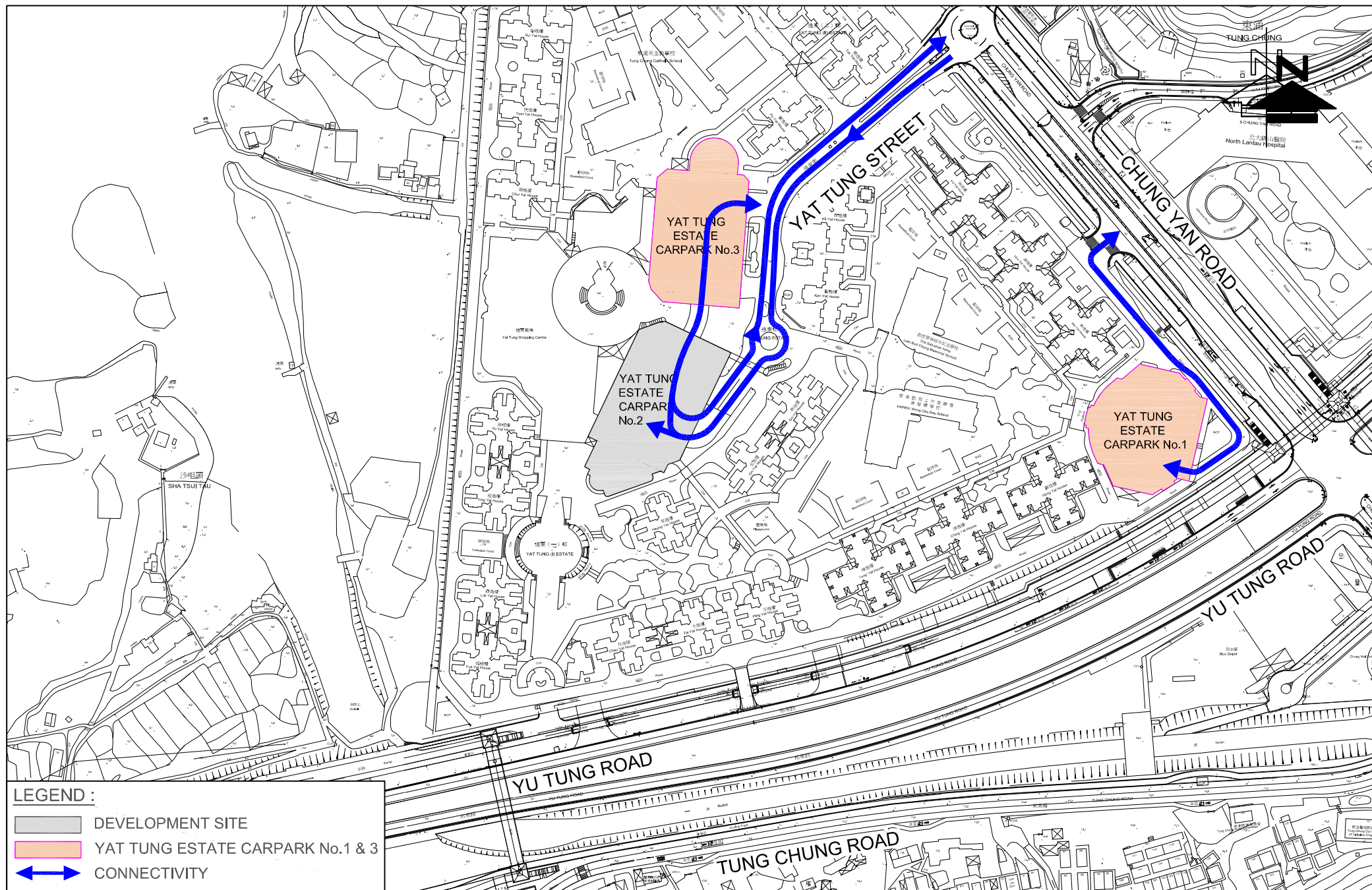


FIGURE NO.:	1(REV A)	PROJECT TITLE:	Conversion Works at Yat Tung Carpark
PROJECT NO.:	22108HK	DRAWING TITLE:	
SCALE:	DATE:		
1 : 3000 @A4	09 NOV 2023		

SITE LOCATION PLAN

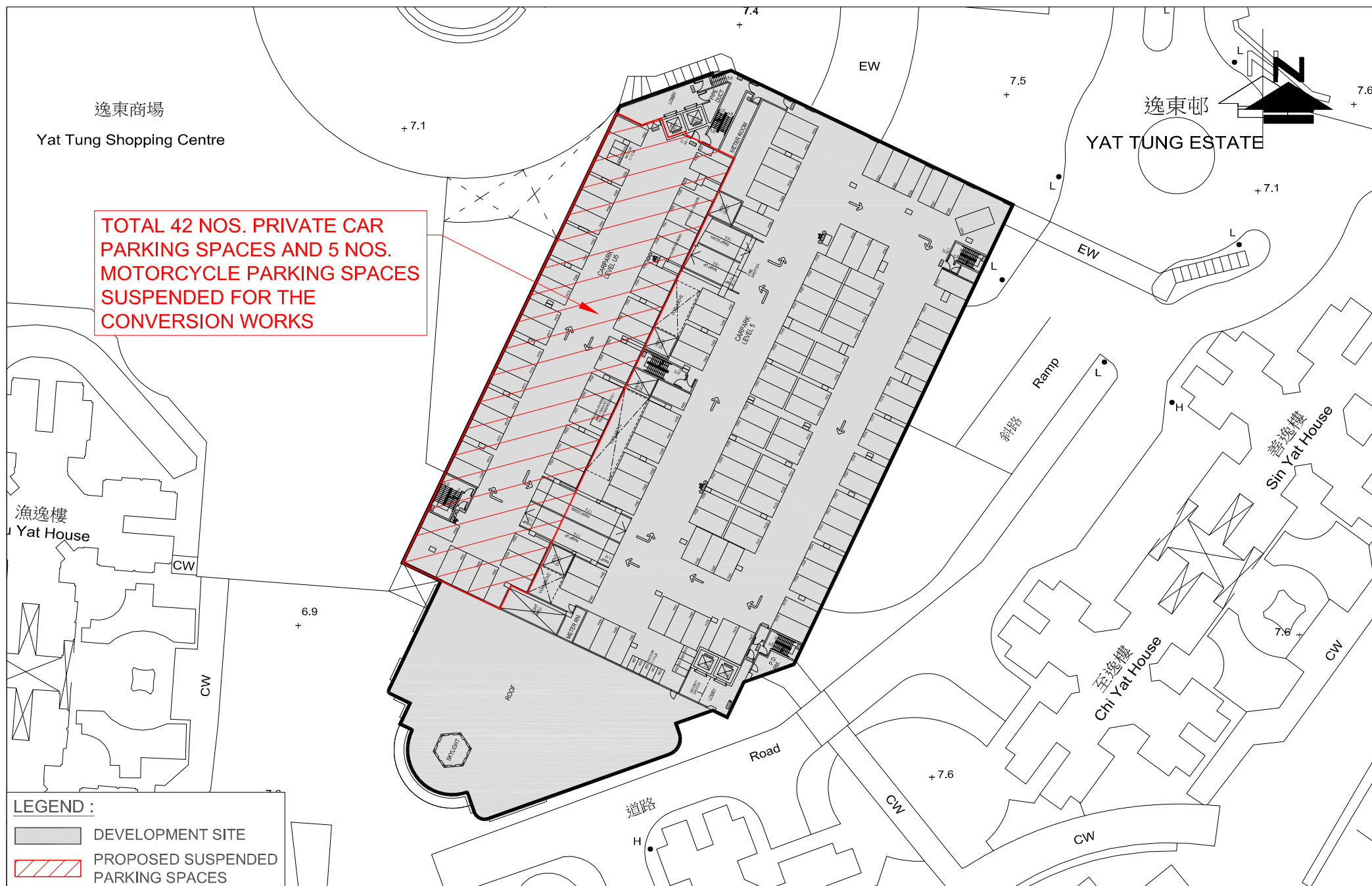
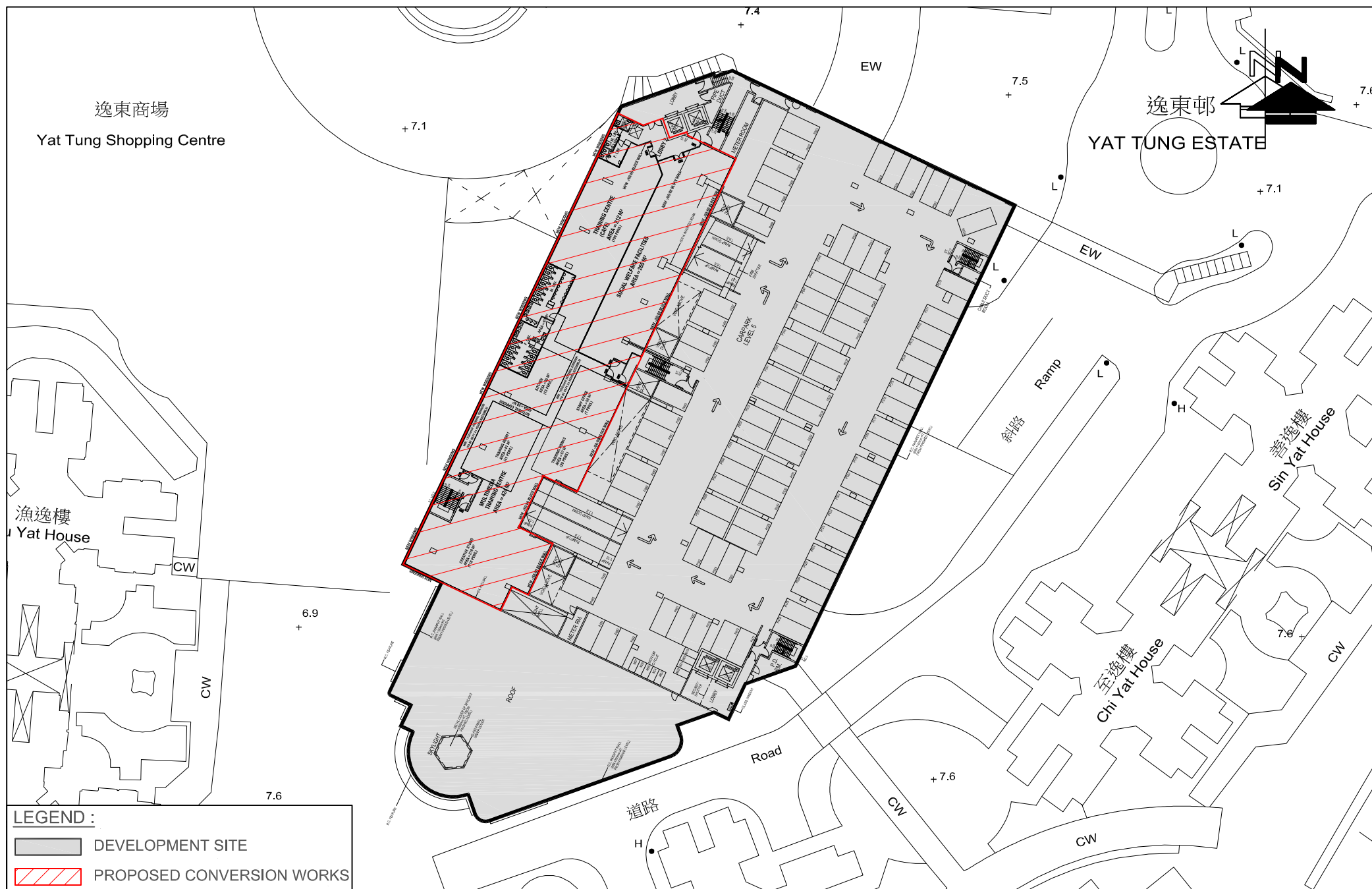


FIGURE NO.:		2
PROJECT NO.:		
22108HK		
SCALE:	DATE:	
1 : 700 @A4	15 MAY 2023	

PROJECT TITLE:	Conversion Works at Yat Tung Carpark
DRAWING TITLE:	CARPARK LAYOUT PLAN ON 5/F AT YAT TUNG CARPARK No. 2

 CTA Consultants Limited
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LEGEND :	
	DEVELOPMENT SITE
	PROPOSED CONVERSION WORKS

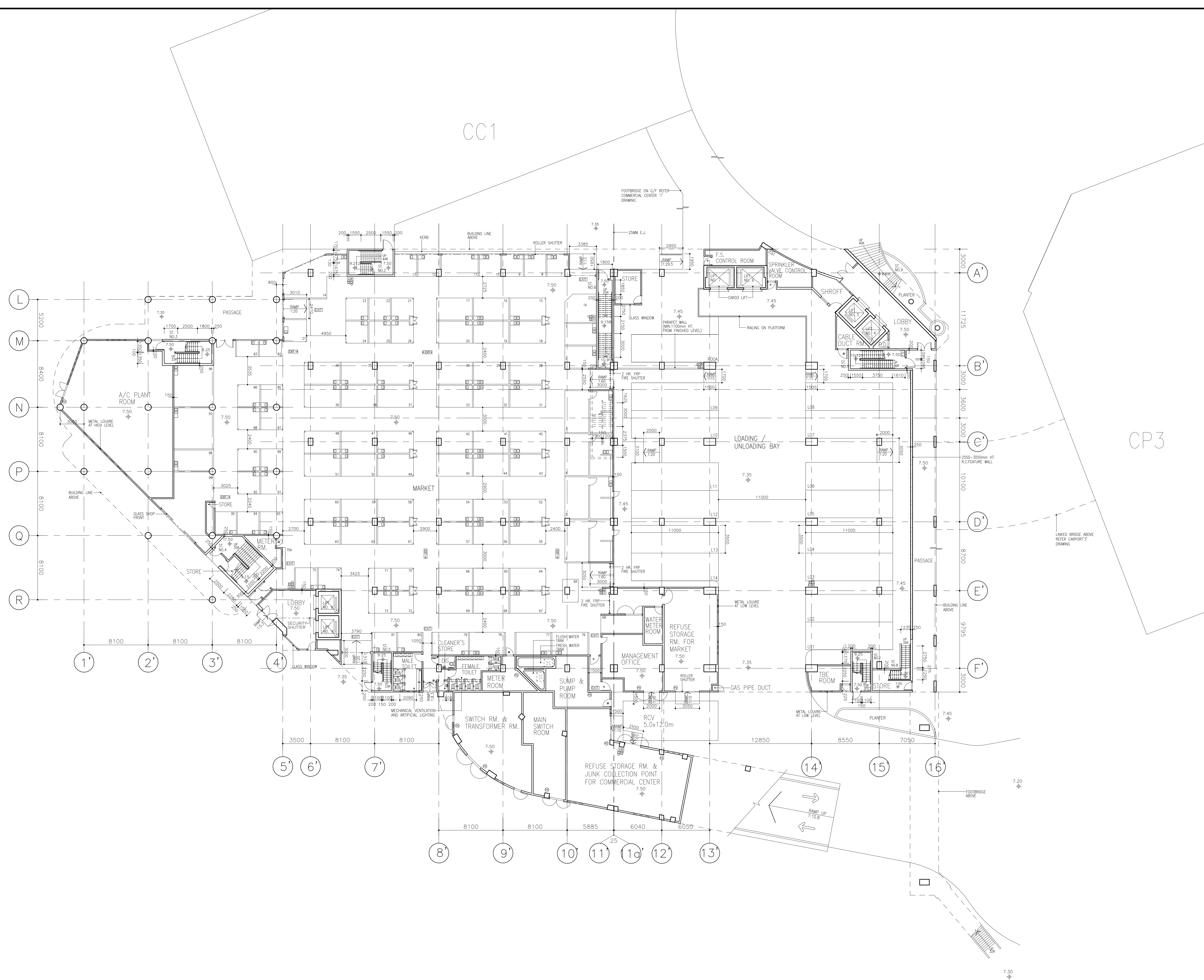
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PROJECT NO.: 22108HK		DRAWING TITLE: PROPOSED CARPARK LAYOUT PLAN OF CONVERSION WORKS
SCALE: 1 : 700 @A4	DATE: 14 DEC 2023	



CTA Consultants Limited
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Appendix B



NOTES

1. NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.

2. NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	CKD / AUTH
A	1. GENERAL REVISED. (30-4-2005)	TO(A)/107	STO(A)/A/90
		ORIGINAL SIGNED	ORIGINAL SIGNED

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10 / 2 / 04
CHECKED	ROBERT NG SA/19	ORIGINAL SIGNED	10 / 2 / 04
	MABEL NG APM A/15	ORIGINAL SIGNED	10 / 2 / 04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10 / 2 / 04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10 / 2 / 04

PROJECT

NON-DOMESTIC PORTIONS OF
YAT TUNG ESTATE
TUNG CHUNG

DRAWING TITLE

CARPOR 2' -
GROUND FLOOR PLAN

SCALE

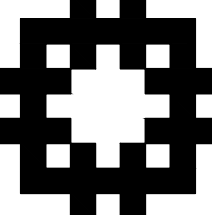
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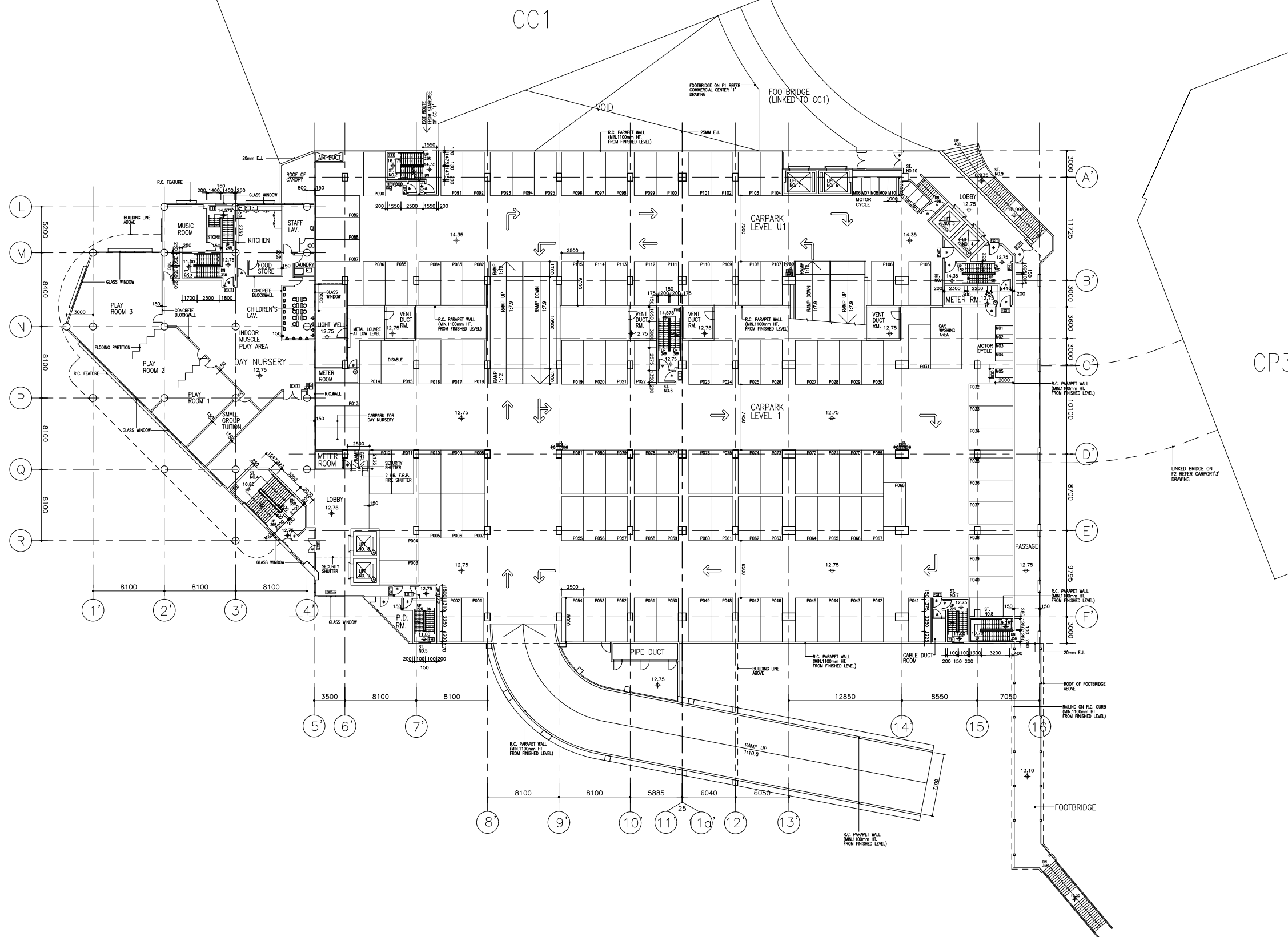
IS02/CP2/ICU/A/LO-01/A

SOURCE

ICU NO.

 HOUSING DEPARTMENT

AutoCAD 2000 B1 707 x 1000



NOTES

- NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.
- NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	CKD
A	1. GENERAL REVISED. (30-4-2005)	TO(A)/ 107	STO(A)/ 39

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10/2/04
CHECKED	ROBERT NG SA/19	ORIGINAL SIGNED	10/2/04
	MABEL NG APM/A/15	ORIGINAL SIGNED	10/2/04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT

NON-DOMESTIC PORTIONS OF
YAT TUNG ESTATE
TUNG CHUNG

DRAWING TITLE

CARPOT 2' -
FIRST FLOOR PLAN

SCALE

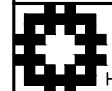
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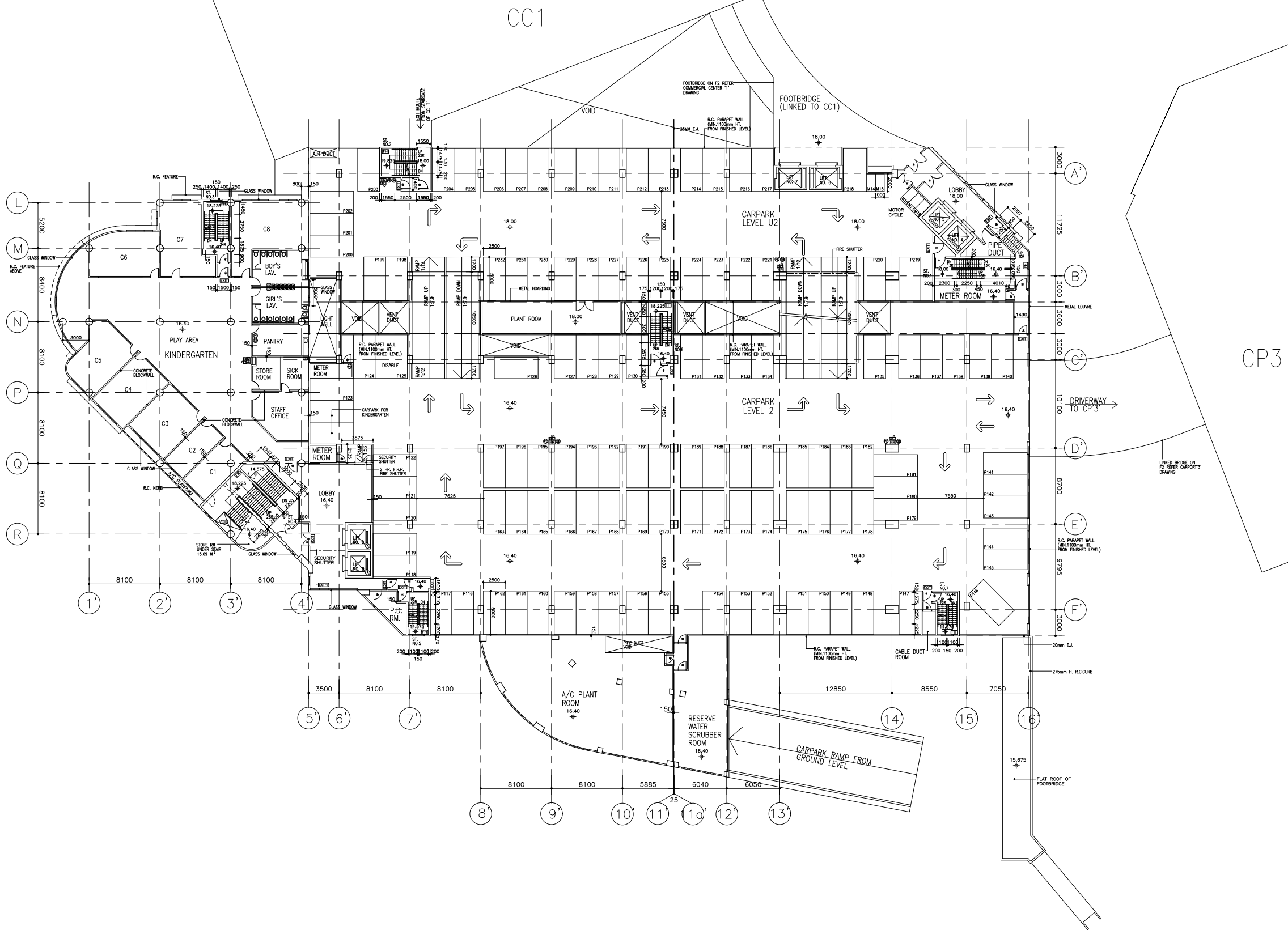
IS02/CP2/ICU/A/LO-02/A

SOURCE

ICU NO.



HOUSING DEPARTMENT



NOTES

1. NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.

2. NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

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(30-4-2009)		ORIGINAL SIGNED	ORIGINAL SIGNED

NAME AND DESIGNATION		INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10/2/04
CHECKED	ROBERT NG SA/19	ORIGINAL SIGNED	10/2/04
	MABEL NG APM/A/15	ORIGINAL SIGNED	10/2/04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT

NON-DOMESTIC PORTIONS OF YAT TUNG ESTATE TUNG CHUNG

DRAWING TITLE

CARPORT '2' - SECOND FLOOR PLAN

SCALE

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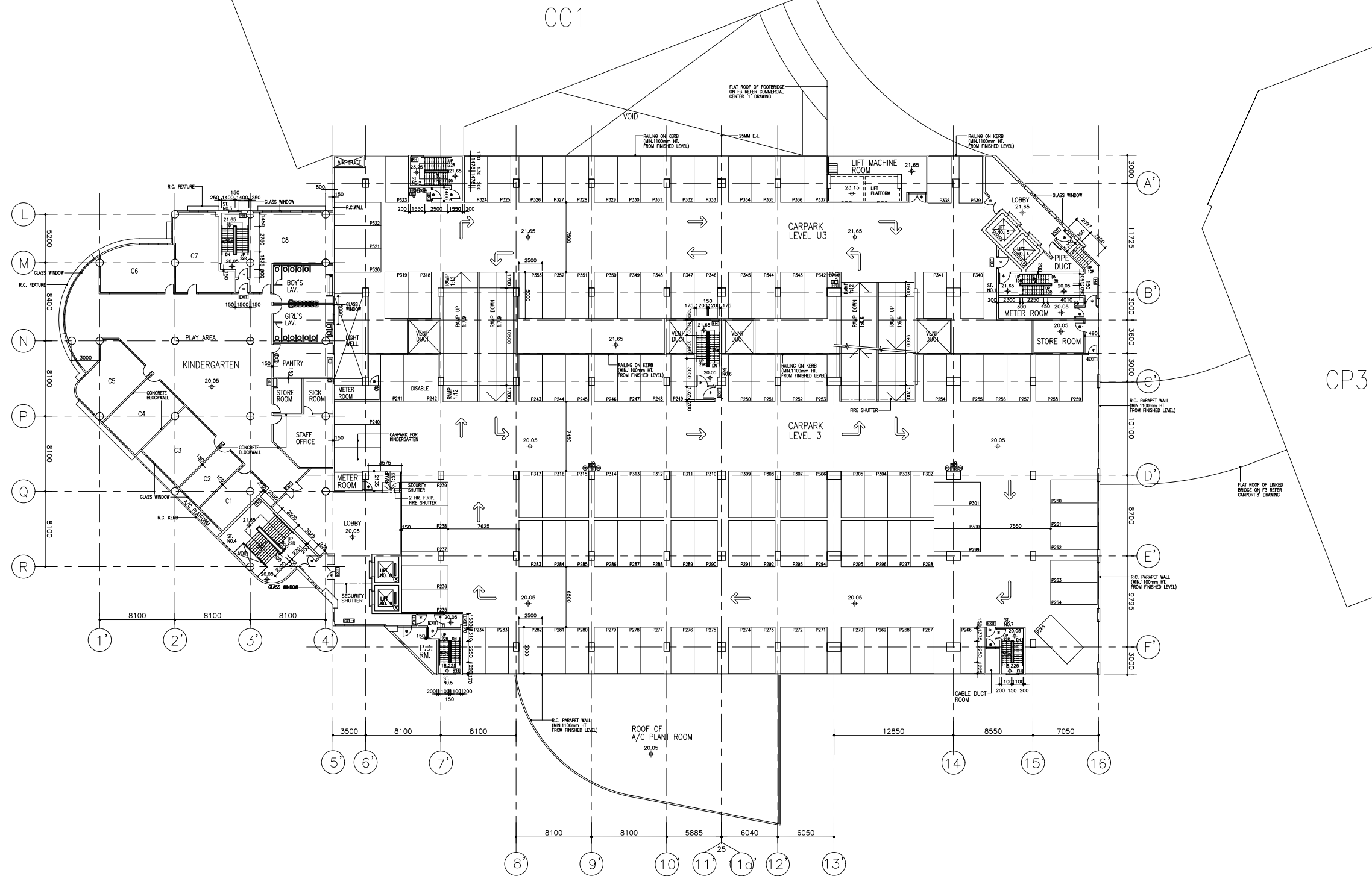
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IS02/CP2/ICU/A/LO-03/A

SOURCE

ICU NO.

HOUSING DEPARTMENT



- NOTES
- NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.
 - NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

REVISIONS		INITIAL	AND
NO	DESCRIPTION AND DATE	DWN	CKD
A	1. GENERAL REVISED. (30-4-2005)	TO(A)/ 107	STO(A)/ 39

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10/2/04
CHECKED	ROBERT NG SA/19	ORIGINAL SIGNED	10/2/04
	MABEL NG APM/A/15	ORIGINAL SIGNED	10/2/04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT
NON-DOMESTIC PORTIONS OF
YAT TUNG ESTATE
TUNG CHUNG

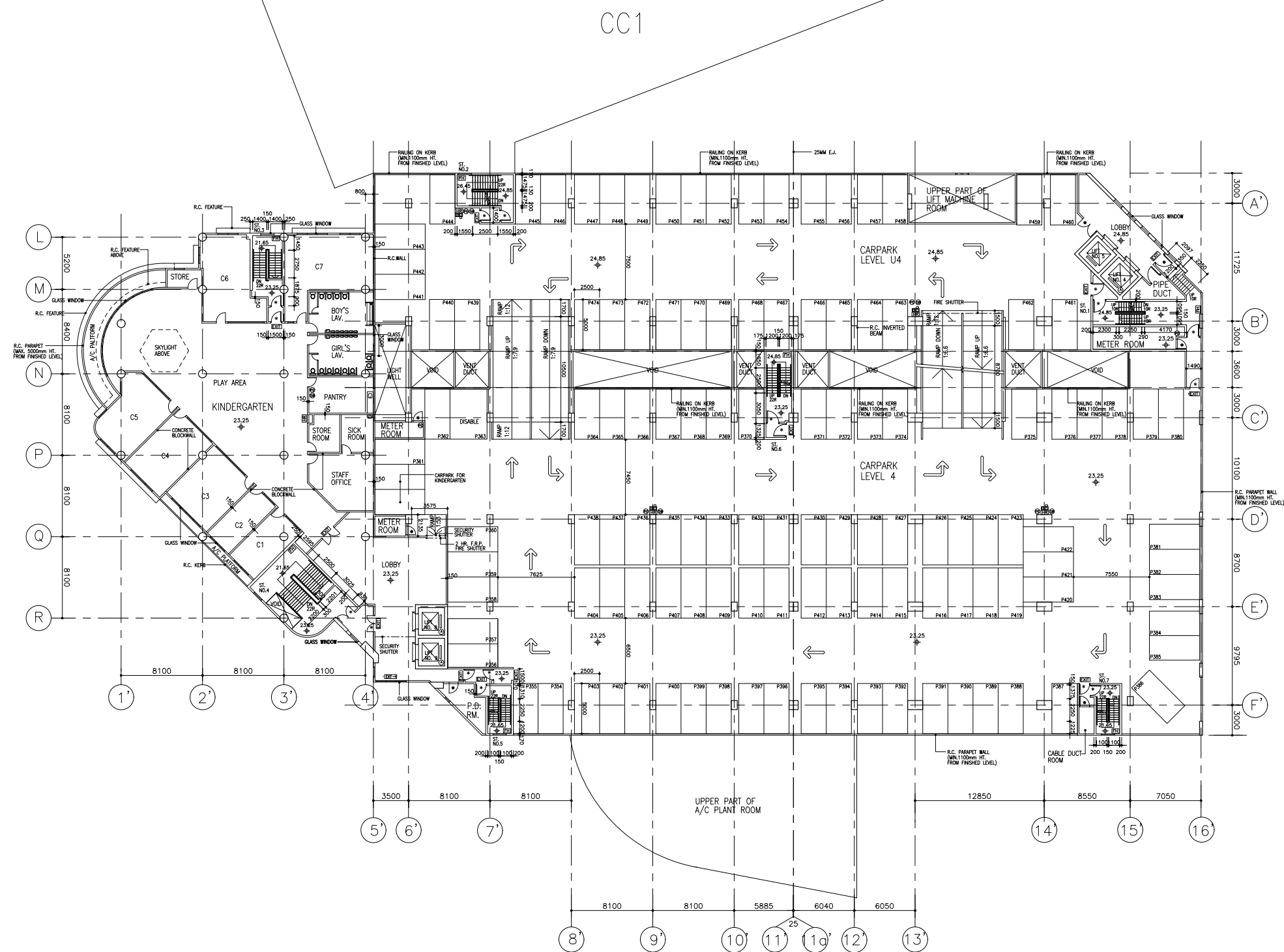
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CARPORT 2' -
THIRD FLOOR PLAN

SCALE 1:200

DRAWING NO.
IS02/CP2/ICU/A/LO-04/A

SOURCE
ICU NO.





NOTES

1. NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.

2. NUMBER OF CARPARKING SPACE REFER DRAWING NO. IS02/GEN/ICU/A/LO-03.

REVISIONS

NO	DESCRIPTION AND DATE	INITIAL	AND DESIGNATION
A	1. GENERAL REVISED. (30-4-2005)	TO(A)/ 107	STO(A)/ 39

	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10/2/04
CHECKED	ROBERT NG SA/19	ORIGINAL SIGNED	10/2/04
	MABEL NG APM/A/15	ORIGINAL SIGNED	10/2/04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT

NON-DOMESTIC PORTIONS OF
YAT TUNG ESTATE
TUNG CHUNG

DRAWING TITLE

CARPORT '2' -
FOURTH FLOOR PLAN

SCALE

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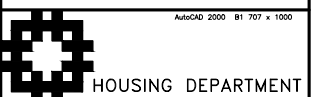
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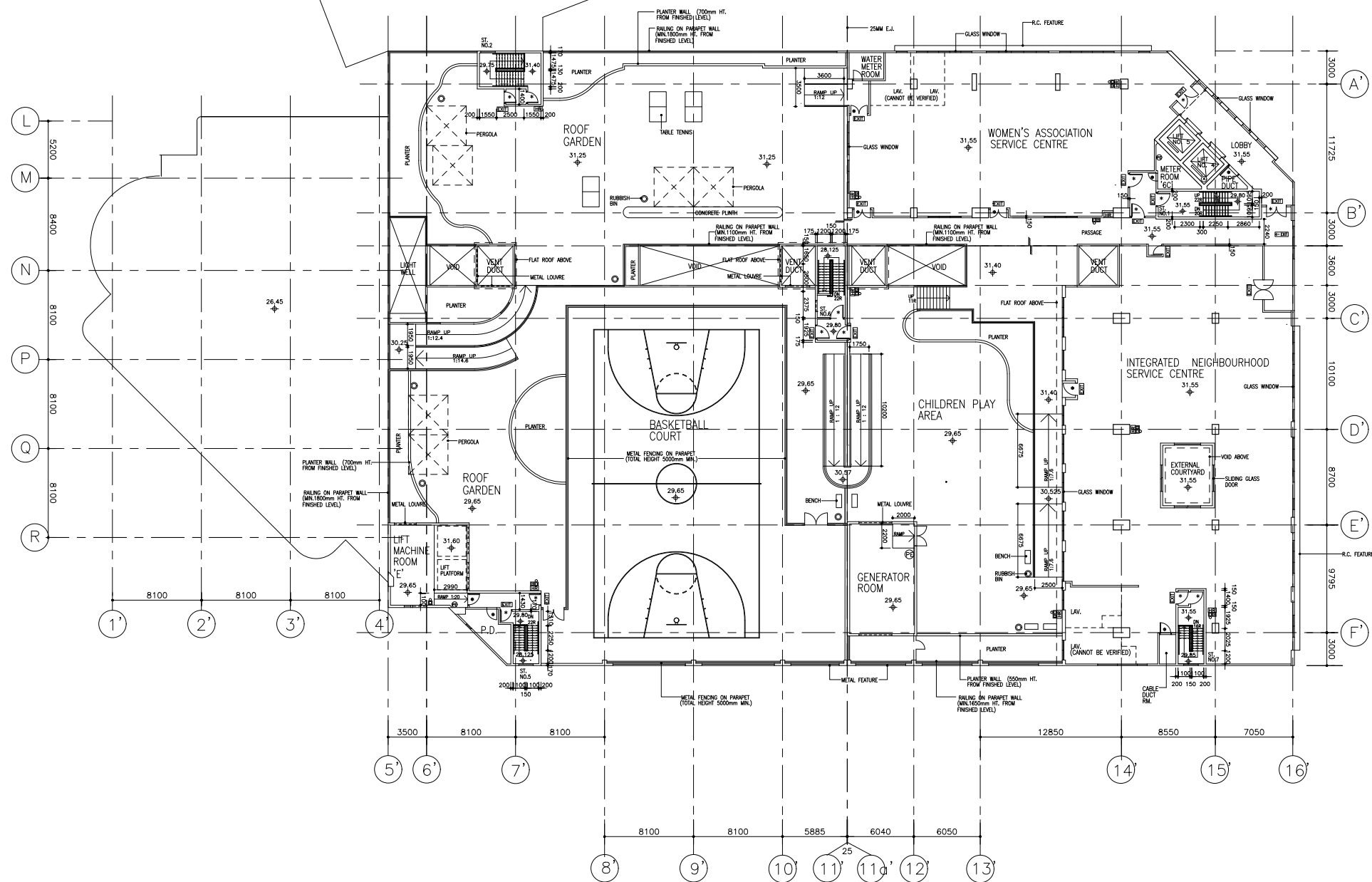
IS02/CP2/ICU/A/LO-05/A

SOURCE

ICU NO.

HOUSING DEPARTMENT





NOTES

1. NOTES AND LEGEND REFER DRAWING NO. IS02/MSTR/ICU/A/LO-01.

REVISIONS		INITIAL AND DESIGNATION	
NO	DESCRIPTION AND DATE	DWN	CKD
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	NAME AND DESIGNATION	INITIAL	DATE
AUTHORISED	C.W.KO CA/1	ORIGINAL SIGNED	10/2/04
CHECKED	ROBERT NG SA/19	ORIGINAL SIGNED	10/2/04
	MABEL NG APM/A/15	ORIGINAL SIGNED	10/2/04
	F.S.SHUM STO(A)/5	ORIGINAL SIGNED	10/2/04
DRAWN	ANDY YEUNG TO(A)/87	ORIGINAL SIGNED	10/2/04

PROJECT

NON-DOMESTIC PORTIONS OF YAT TUNG ESTATE
TUNG CHUNG

DRAWING TITLE

CARPORT '2' - ROOF PLAN

SCALE

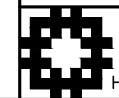
1:200

DRAWING NO.

IS02/CP2/ICU/A/LO-07/A

SOURCE

ICU NO.

HOUSING DEPARTMENT

AutoCAD 2000 B1 707 x 1000



Date : 7th February 2024
Our Ref. : PPC/PLG/10095/L011

Town Planning Board Secretariat,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

**Proposed Training Centre and Eating Place in "Residential (Group A)" Zone at
Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories
(Planning Application No. A/I-TCTC/65 under Section 16 of the Town Planning Ordinance)**

(Re)Submission of Further Information 5

In responses to the comments from relevant departments received in January 2024, we submit herewith, on behalf of the Applicant, 4 hard copies of the Further Information ("FI") in support of the captioned application, for the consideration of the Town Planning Board ("the Board"). Please be informed that the soft copy of the FI would be uploaded to the Board's Share Point. The above submission does not result in a material change of the nature of the captioned application. The enclosed materials in the current submission include:

- **Responses-to-Comments Table**
- **Annex 1** – Revised Sewerage Impact Assessment Report
- **Annex 2** – Service Proposal by Potential Service Operator(s)

Should you have any queries, please do not hesitate to contact the undersigned or Ms Amy KWONG at [REDACTED] or [REDACTED]. Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited

Kennith Chan
Managing Director

Encl. As above
c.c. Mr Sheldon NG (Town Plnr/Islands 6, PlanD) - by Email
The Applicant – by Email

**Section 16 Application for Proposed Training Centre and Eating Place in
"Residential (Group A)" Zone at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories**

Planning Application No. A/I-TCTC/65

Further Information 5

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses																																				
1. Comments from Lands Department received on 19.1.2024 (LandsD Officer: Mr Leo YIP, Tel: 2852 4236)																																						
1.	<p><u>GFA Calculation</u></p> <p>1. It is noted that the Applicant has attached a revised GFA Calculation Table at Annex 1 of the 3rd FI and confirmed that an application would be submitted to LandsD upon approval of the planning application.</p> <p>2. However, there are mistakes in the Non-domestic GFA (Not more than 32,420 m2), Non-Domestic PR (0.211) and Changes (+1.5% and +1.3%) in the revised GFA Calculation Table comparing with the existing development. The Applicant should clarify the said discrepancies.</p> <p>3. The drawing in Annex 1 highlighted the conversion areas under the Application, i.e. Multimedia Training Centre Area of 424 m2, Training Centre (Café) Area of 212 m2 and Social Welfare Facilities Area of 265 m2. The total areas of these premises is 901 m2 which is different from the proposed additional GFA of 1,211 m2. The Applicant should clarify the discrepancy.</p>	<p>Please find a revised GFA Calculation Table to supersede that attached at Annex 1 of the 3rd FI as herewith attached as below. The mistakes in GFA and PR change are rectified.</p> <p>The area shown in the drawing at Annex 1 of the 3rd FI with a total of 901m² refers to the Usable Floor Area of the Application Premises whereas the GFA of the Application Premises remains 1,211 m².</p> <p><u>Revised GFA Table under Lease</u></p> <table><tr><th>Parameters</th><th>Existing Development</th><th>Proposed Scheme</th><th>Change</th></tr><tr><td>Site Area of Yat Tung Estate</td><td>153,312.000m²</td><td>153,312.000m²</td><td>-</td></tr><tr><td>Domestic GFA of Yat Tung Estate</td><td>Not more than 703,500m²</td><td>Not more than 703,500m²</td><td>-</td></tr><tr><td>Domestic PR of Yat Tung Estate</td><td>4.589</td><td>4.589</td><td>-</td></tr><tr><td>Non-domestic GFA of Yat Tung Estate</td><td>Not more than 32,209m²</td><td>Not more than 33,420m²</td><td>+1,211m² (+3.8%)</td></tr><tr><td>- Commercial Facilities</td><td>- 22,221m²</td><td>- 23,432m²</td><td>+1,211m² (+5.4%)</td></tr><tr><td>- Welfare Facilities</td><td>- 5,072m²</td><td>- 5,072m²</td><td>-</td></tr><tr><td>- Other Facilities</td><td>- 4,916m²</td><td>- 4,916m²</td><td>-</td></tr><tr><td>Non-Domestic PR</td><td>0.210</td><td>0.218</td><td>+0.008 (+3.8%)</td></tr></table>	Parameters	Existing Development	Proposed Scheme	Change	Site Area of Yat Tung Estate	153,312.000m²	153,312.000m²	-	Domestic GFA of Yat Tung Estate	Not more than 703,500m²	Not more than 703,500m²	-	Domestic PR of Yat Tung Estate	4.589	4.589	-	Non-domestic GFA of Yat Tung Estate	Not more than 32,209m²	Not more than 33,420m²	+1,211m² (+3.8%)	- Commercial Facilities	- 22,221m²	- 23,432m²	+1,211m² (+5.4%)	- Welfare Facilities	- 5,072m²	- 5,072m²	-	- Other Facilities	- 4,916m²	- 4,916m²	-	Non-Domestic PR	0.210	0.218	+0.008 (+3.8%)
Parameters	Existing Development	Proposed Scheme	Change																																			
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Non-Domestic PR	0.210	0.218	+0.008 (+3.8%)																																			
2.	<p><u>Land Administration</u></p> <p>4. I would like to reiterate that the application premises is within TCTL 30 ("the Lot") which is held under a Government Lease for the purpose of</p>	Noted.																																				

Item	Departmental Comments	Applicant's Responses
	<p>non-industrial (excluding godown, hotel and petrol filling station purposes). The total GFA of any building or buildings erected or maintained on the Lot shall not be more than 735,709 m2 of which the total GFA of the commercial facilities shall be not more than 22,221 m2. Furthermore, the Lessee shall provide and maintain, among other things, within the Lot to the satisfaction of the Director of Lands 1,753 spaces and 67 spaces for the parking of motor vehicles (excluding motor cycles and goods vehicles) and motor cycles respectively. The Lessee shall not use or permit or suffer to be used the parking spaces indicated on the Car Park Layout Plan for any purpose other than for the respective purposes set out in the Government Lease.</p> <p>5. The current proposal is in breach of the Government lease of the Lot. Should the captioned planning application be approved by the Town Planning Board, the owner of the application premises is required to apply to LandsD for a temporary waiver to implement his proposal. Every application submitted to LandsD will be considered on its own merits by LandsD at its absolute discretion acting in its capacity as a landlord and there is no guarantee that the temporary waiver application will eventually be approved by LandsD. If the application for temporary waiver is approved by LandsD, it will be subject to such terms and conditions as may be imposed by LandsD at its absolute discretion, including payment of waiver fee and administrative fee.</p>	
2. Comments from Environmental Protection Department 19.1.2024 (EPD Officer: Mr. Patrick WONG, Tel: 2835 1335)		
1.	<p><u>Sewerage Infrastructure Planning</u></p> <p>1. Table 3.1 and Appendix B: Please note that Table T-1 of GESF is the UFF for domestic use rather than institutional use. Please check if commercial flow J11 and student flow from Table T-2 of GESF should be referred for the trainers and trainees respectively. Please revise all related Sections and Appendices as appropriate</p>	<p>Noted and revised. Please refer to the revised Table 3.1 and Appendix B of the SIA report at Annex 1.</p>

Item	Departmental Comments	Applicant's Responses
3. Comments from Environmental Protection Department 19.1.2024 (EPD Officer: Mr. Patrick WONG, Tel: 2835 1335)		
1.	<p>1. In accordance with the information provided under Annex 2, SJS tentatively plans to provide (1) Short-term Food Bank Service (2) Community Support Service and (3) Carers' Service.</p> <p>2. For (1) Short-term Food Bank Service, it is a self-financing service targeted at serving low-income group, unemployed, deprived elderly, deprived children and youth and Ethnic Minorities (EM). It also proposes to serve the needy who are not receiving the subvented short-term food assistance service (STFAS). In view that a significant portion of the population in Tung Chung are residing in the public housing estates with relatively low income, the proposed self-financing food bank service, which is in line with the government policy in building a caring community, can complement the present subvented STFAS in the district and is worthy of support, on condition that the service should have no financial implication, both capital and recurrent, to Social Welfare Department.</p> <p>3. For (2) Community Support Service, we note that SJS plans to provide social and recreational programmes and primary health service for the low-income families and EM with the aim to facilitate EM to integrate into the community and build up social capital. Currently, two subvented Integrated Service Centres operated by two NGOs in Tung Chung are providing preventive/development group/programmes for people in disadvantaged circumstances, including the low-income families, in Tung Chung. While SJS has not given details of the social and recreational programmes (including programme content, numbers of programme, estimated beneficiaries) to be provided for the low-income families, without sufficient information, we are unable to give comment on the proposed service. In addition, we are not in a position to comment on the proposed primary health service and EM service which are under the purview of other</p>	Noted. Please refer to Annex 2 for details.

Item	Departmental Comments	Applicant's Responses
	<p>departments.</p> <p>4. For (3) Carers' Service, SJS proposes to provide support programmes and wellness programmes for carers in order to relieve carers' pressure and encourage them to join the workforce. Nevertheless, SJS provides no details of the service, including programme content, numbers of programme, estimated beneficiaries and target group (i.e. carers of the elderly, persons with disability and/or family carers etc.). Without sufficient information, we are unable to give comment on the proposed service.</p>	

Annex 1

Revised Sewerage Impact Assessment Report

Section 16 Application for Proposed Training Centre and Eating Place at Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories

Sewerage Impact Assessment Report

Reference: P086/R01 Issue 4
Date: January 2024
Confidential



Section 16 Application for Proposed Training Centre and Eating Place at Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories

Sewerage Impact Assessment Report

Reference: P086/R01 Issue 4

Date: January 2024

Issue	Status	Prepared By	Date	Checked by	Date	Approved By	Date
1	Final	AIC	28/10/22	EMT	28/10/22	PAI	28/10/22
2	Final	AIC	15/5/23	EMT	15/5/23	PAI	15/5/23
3	Draft	AIC	9/8/23	EMT	9/8/23	PAI	9/8/23
4	Draft	EMT	15/12/23	EMT	15/12/23	PAI	15/12/23
5	Draft	EMT	26/01/24	EMT	26/01/24	PAI	26/01/24

23/F Wui Tat Centre, 55 Connaught Road West, Sheung Wan, Hong Kong
Tel: (852) 3114 1144

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1.3	Report Structure	3
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1 Introduction

1.1 Background

The Project Proponent intends to convert part of the top floor of the existing Yat Tung Carpark 2, located at 8 Yat Tung Street (hereafter as “the Site”) with the proposed food bank and vocational training centre (hereafter as “the Proposed Development”).

Urban Green Consultants Limited (UGC) has been commissioned by the Project Proponent to conduct a Sewerage Impact Assessment (SIA) to assess the potential sewerage impacts arising from the change of sewerage generation due to the Proposed Development.

1.2 Objective of the SIA

The objectives of this SIA are to assess the potential sewerage impact arising from the Proposed Development and recommend the mitigation measures, if necessary, to alleviate the impacts.

1.3 Report Structure

The remaining chapters of this report are shown below:

Chapter 2 – Site Description

Chapter 3 – Evaluation of Sewerage Impact

Chapter 4 – Results and Discussion

Chapter 5 - Conclusion

2 Site Description

2.1 Site Location and Its Environs

The Project Site is located at 8 Yat Tung Street, Tung Chung. Yat Tung Shopping Centre is located at the west of the Site, while Kan Yat House is located at its northeast. The total usable floor area (UFA) of the Project is approximately 902m².

Figure 2.1 shows the Site location and its environs.

2.2 Site characteristics and Proposed Uses

The current use of the Project Site is parking lot. Conversion of the Site into social welfare facilities and vocational training centre for multimedia and café business training for F&B catering student is proposed by the Project Proponent.

The development plans of the Proposed Development are presented in Appendix A.

2.3 Existing Sewerage Condition

Drainage plans (Plan no.: 9-SE-8D-1, 9-SE-8D-2, 9-SE-8D-3 and 9-SE-8D-4) were obtained from Drainage Services Department (DSD) in August 2022 to gather the background information of the sewerage infrastructure in the vicinity of the Site. The relevant drainage data are extracted from the drainage plans and presented in Figure 3.1 for ease of reference.

According to the existing sewerage records and information from DSD, the Site is currently served by public sewers along Yat Tung Street. The sewerage generated from the Proposed Development can be discharged into the existing 375mm-diameter sewer along Yat Tung Street at Manhole A01 (Manhole no.: FMH7057961 as Figure 3.1 refers).

3 Evaluation of Sewerage Impact

3.1 Assumption and Methodology

The proposed sewage discharge location of the Proposed Development will be connected to the existing 375mm-diameter sewer at Manhole A01 (manhole no.: FMH7057961) as [Figure 3.1](#) refers. The adequacy in capacities of the existing sewers along Yat Tung Street have been checked based on the existing downstream flow estimates and estimation of future sewage generated from the Proposed Development.

According to the drainage layout plans from DSD and Buildings Department, the sewage generated from Yat Tung Estate Carpark No. 2, Heung Yat House, Chi Yat House, Sin Yat House, Kan Yat House, and the Proposed Development is discharged into Manhole A01 (manhole no.: FMH7057961). For other downstream developments, the discharge points of Kit Yat House and Po Yat House are connected to Manhole A05 (manhole no.: FMH7057966) and Manhole A06 (manhole no.: FMH7057967), respectively. As for Tak Yat House, Him Yat House, Shun Yat House, Fuk Yat House, Luk Yat House, Ying Yat House, Yu Yat House, Chui Yat House, Yuet Yat House, Sui Yat House, Yat Tung Shopping Centre, and Tung Chung Catholic School, the sewage is discharged into Manhole A08 (manhole no.: FMH7057969).

The unit flow factors as recommended in the Environmental Protection Department's (EPD's) *Guidelines for Estimating Sewerage Flows for Sewerage Infrastructure Planning* (hereafter as "GESF") published by EPD in 2005 has been adopted in the assessment.

3.2 Sewerage Generation

3.2.1 Sewerage Generation

For the sewage flow estimation of the Proposed Development and other downstream developments, the planning unit flow factors as stated in the GESF have been adopted and are summarised in [Table 3.1](#).

Table 3.1 Unit Flow Factor Adopted in the Calculation

Source	Unit Flow Factor	Reference
Proposed development		
Staff	0.280 m ³ /person/day	Commercial Employee + J11 Community, Social & Personal Services in Table T-2 of GESF in Table T-2 of GESF

Source	Unit Flow Factor	Reference
Trainees (Multimedia)	0.040 m ³ /person/day	School student in Table T-2 of GESF
Trainers (Café)	0.280 m ³ /person/day	Commercial Employee + J11 Community, Social & Personal Services in Table T-2 of GESF in Table T-2 of GESF
Trainees (Café)	0.040 m ³ /person/day	School Student in Table T-2 of GESF
Surrounding developments		
Market	0.280 m ³ /person/day	Commercial Employee + J4 Wholesale & Retail in Table T-2 of GESF
Staff (Day Nursery, Kindergartens, Service Centre, and Schools)	0.280 m ³ /person/day	Commercial Employee + J11 Community, Social & Personal Services in Table T-2 of GESF
Students (Day Nursery, Kindergartens, and Schools)	0.040 m ³ /person/day	School student in Table T-2 of GESF
Residents (Yat Tung Estate)	0.190 m ³ /person/day	Domestic - Public rental in Table T-1 of GESF
Staff (Retail shops)	0.280 m ³ /person/day	Commercial Employee + J4 Wholesale & Retail in Table T-2 of GESF
Staff (Clinics & Library)	0.280 m ³ /person/day	Commercial Employee + J11 Community, Social & Personal Services in Table T-2 of GESF
Office	0.280 m ³ /person/day	Commercial Employee + General – territorial average in Table T-2 of GESF
Staff (Restaurant & Kitchen)	1.580 m ³ /person/day	Commercial Employee + J10 Restaurants & Hotels in Table T-2 of GESF
Staff (Banks)	0.080 m ³ /person/day	Commercial Employee + J6 Finance, Insurance, Real Estates & Business Services in Table T-2 of GESF

The domestic population of Yat Tung Estate is estimated from the average household size (i.e., 2.7) in the Islands District provided by Census and Statistics Department. The calculations of sewerage generation have been provided in [Appendix B](#) for reference.

3.2.2 Sewerage Capacity

According to the “Sewerage Manual – Key Planning Issues and Gravity Collection System” published by DSD in 2013, the capacities of respective sewers have been calculated based on Manning’s equation, assuming full bore flow with no surcharge

as below:

$$Q = A_w V$$
$$V = \frac{R^{2/3} S^{1/2}}{n}$$

where A_w = Wetted Area (Cross-sectional area of water body, m²)
 P_w = Wetted perimeter, m
 V = Velocity of flow
 R = Hydraulic radius (m) = A_w/P_w
 S = Slope of the total energy line
 n = Manning's roughness coefficient
($n=0.015$ is adopted for the "fair" condition of vitrified sewer pipe)

The sewerage impact on various segments of the sewer was evaluated by comparing the estimated peak flow against the capacity of the respective sewer segments.

The detailed calculations are provided in [Appendix C](#) for reference.

4 Results and Discussion

4.1 Capacity of Sewers

The total estimated flow of the Proposed Development is approximately 26.19m³/day. The proposed final discharge point from the Site will be connected to the existing 375mm-diameter sewer at manhole A01 (refer to Figure 3.1).

The capacity of each segment for the concerned downstream sewers (i.e., segments A01 to A12 as shown in Figure 3.1) between each manhole has been evaluated. The percentage of used capacity for the concerned sewers ranges from 22% to 89%. Estimation of the flows and capacities are detailed in Appendix B and Appendix C, respectively.

Table 4.1 Estimation of Existing Pipe Capacities

Pipe Segment	Diameter, m	Flow Capacity, m ³ /s	Estimated Peak Flow, m ³ /s	Used Capacity
A01 - A02	0.375	0.106	0.055	52%
A02- A03	0.375	0.113	0.055	48%
A03 - A04	0.450	0.252	0.055	22%
A04 - A05	0.450	0.205	0.055	27%
A05 - A06	0.450	0.313	0.069	22%
A06 - A07	0.450	0.186	0.083	45%
A07 - A08	0.450	0.182	0.083	46%
A08 - A09	0.450	0.180	0.160	89%
A09 - A10	0.450	0.183	0.160	87%
A10 - A11	0.450	0.183	0.160	87%
A11 - A12	0.450	0.193	0.160	83%

Notes:

- The Manning's roughness coefficient (n=0.015) is adopted for the "fair" condition of vitrified sewer pipe

Base on the assessment results presented in Appendix C, all segments of sewage pipes will have enough capacity to cater with the estimated peak discharge flows.

As such, there will be no adverse sewerage impact arising from the proposed development and hence no upgrading works on the existing sewage network will be required.

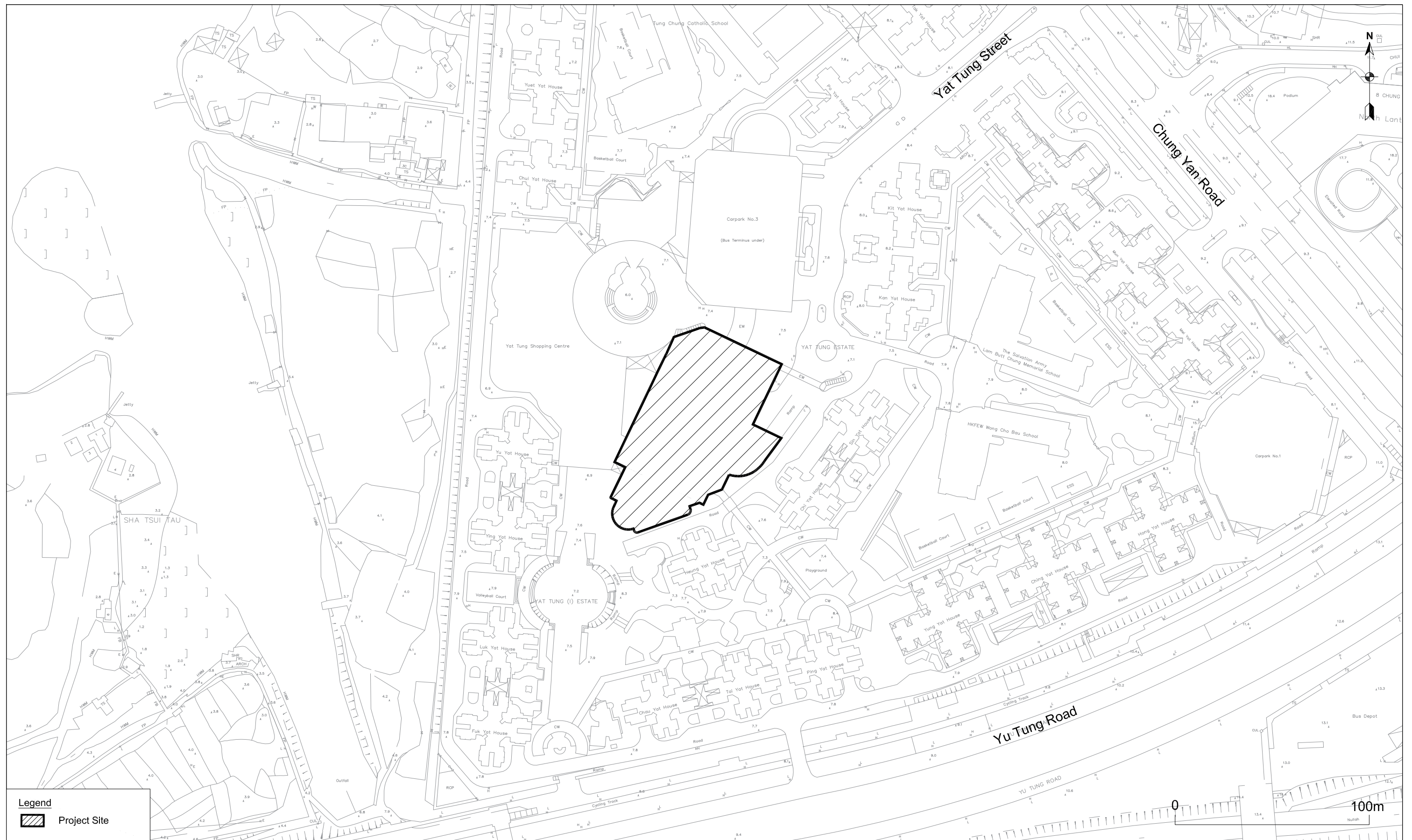
5 Conclusion

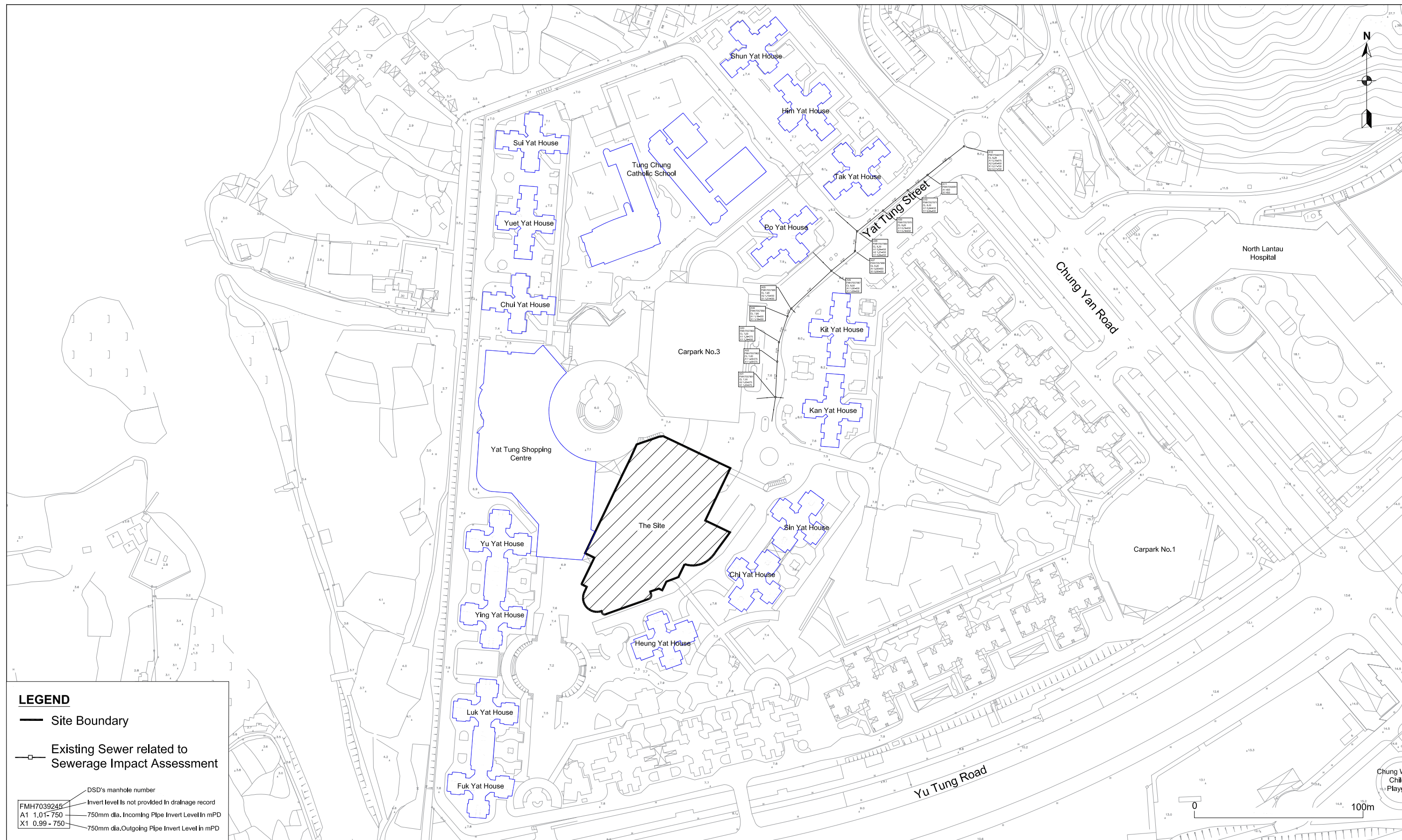
A Sewerage Impact Assessment (SIA) has been conducted to evaluate the possible impacts on the local sewerage network due to the operation of the Proposed Development.

The assessment finding demonstrated and confirmed that there should be sufficient sewage capacity for public sewer all Yat Tung Street to handle sewage generation from the proposed development.

Based on the above, it is concluded that the sewerage impact arising from the Proposed Development should be acceptable.

Figures





Section 16 Application for Proposed Training Centre and Eating Place at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories

Existing Sewerage Network

Figure 3.1

Rev. 0

Appendix A

Proposed Layout Plan

Appendix B

Calculations of Daily Flow

<u>Estimation of Daily Flow from the Proposed Development</u>		<u>Remark</u>
<u>Generation from Social Welfare Facilities</u>		
Generation from Food Bank		
Number of Staff	30 persons	Information from Project Architect.
Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow	<u>8.40</u> m ³ /day	
Generation from Community Support Service		
Number of Staff	15 persons	Information from Project Architect.
Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow	<u>4.20</u> m ³ /day	
Generation from Carer Service		
Number of Staff	14 persons	Information from Project Architect.
Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow	<u>3.92</u> m ³ /day	
<u>Generation from Training Centre</u>		
Generation from Café Business Training		
Number of trainee	12 persons	Information from Project Architect.
Unit flow	0.040 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
Estimated daily flow	<u>0.48</u> m ³ /day	
Number of trainer	1 persons	Information from Project Architect.
Unit flow	0.028 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow	<u>0.028</u> m ³ /day	
Generation from Office		
Number of staff	7 persons	Information from Project Architect.
Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow	<u>1.96</u> m ³ /day	
Generation from Training Rooms		
Number of trainee	70 persons	Information from Project Architect.
Unit flow	0.04 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
Estimated daily flow	<u>2.80</u> m ³ /day	
Generation from Creative Studio		
Number of trainee	110 persons	Information from Project Architect.
Unit flow	0.040 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
Estimated daily flow	<u>4.40</u> m ³ /day	
Total estimated daily flow	26.19 m ³ /day	

<u>Downstream Sewage Generation</u>			
A	<u>Generation from Carpark No. 2</u>		
	Generation from G/F market		
	Number of population	78 persons	From HeBROS records.
	Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J4 Wholesale & Retail in Table T-2 of GESF(b).
	Estimated daily flow	<u>21.84</u> m ³ /day	
	Generation from 1/F day nursery		
	Number of staff	10 persons	From HeBROS records.
	Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
	Estimated daily flow	<u>2.80</u> m ³ /day	
	Number of children	60 persons	From HeBROS records.
	Unit flow	0.04 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
	Estimated daily flow	<u>2.40</u> m ³ /day	
	Generation from 2-3/F kindergarten		
	Number of teachers	30 persons	From HeBROS records.
	Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
	Estimated daily flow	<u>8.40</u> m ³ /day	
	Number of students	720 persons	From HeBROS records.
	Unit flow	0.04 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
	Estimated daily flow	<u>28.80</u> m ³ /day	
	Generation from R/F service centres		
	Gross floor area	264.71 m ²	Assumed from existing building layout.
	Worker density	3.3 workers/ 100m ² GFA	Referred to worker density for Community, Social & Personal Services + All Types in Table 8 of CIFSUS(a).
	Number of staff	9 persons	
	Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
	Estimated daily flow	<u>2.52</u> m ³ /day	
	Total estimated daily flow	<u>66.76</u> m³/day	
B	<u>Generation from Kan Yat House</u>		
	Generation from residents		
	Number of population	1080 persons	Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons;
	Unit flow	0.19 m ³ /person/day	From property website, number of flats: 400.
	Estimated daily flow	<u>205.20</u> m ³ /day	Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).
C	<u>Generation from Kit Yat House</u>		
	Generation from residents		
	Number of population	1080 persons	Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons;
	Unit flow	0.19 m ³ /person/day	From property website, number of flats: 400.
	Estimated daily flow	<u>205.20</u> m ³ /day	Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).
D	<u>Generation from Po Yat House</u>		
	Generation from residents		
	Number of population	1080 persons	Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons;
	Unit flow	0.19 m ³ /person/day	From property website, number of flats: 400.
	Estimated daily flow	<u>205.20</u> m ³ /day	Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).

E	<u>Generation from Shun Yat House</u> Generation from residents Number of population 1080 persons Unit flow 0.19 m ³ /person/day Estimated daily flow <u>205.20</u> m ³ /day <u>Generation from Him Yat House</u> Generation from residents Number of population 1080 persons Unit flow 0.19 m ³ /person/day Estimated daily flow <u>205.20</u> m ³ /day <u>Generation from Tak Yat House</u> Generation from residents Number of population 1080 persons Unit flow 0.19 m ³ /person/day Estimated daily flow <u>205.20</u> m ³ /day	 Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 400. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b). Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 400. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b). Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 400. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).
F	<u>Generation from Fuk Yat House</u> Generation from residents Number of population 864 persons Unit flow 0.19 m ³ /person/day Estimated daily flow <u>164.16</u> m ³ /day <u>Generation from Luk Yat House</u> Generation from residents Number of population 864 persons Unit flow 0.19 m ³ /person/day Estimated daily flow <u>164.16</u> m ³ /day	 Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b). Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).
G	<u>Generation from Ying Yat House</u> Generation from residents Number of population 864 persons Unit flow 0.19 m ³ /person/day Estimated daily flow <u>164.16</u> m ³ /day <u>Generation from Yu Yat House</u> Generation from residents Number of population 864 persons Unit flow 0.19 m ³ /person/day Estimated daily flow <u>164.16</u> m ³ /day	 Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b). Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).

<p>H <u>Generation from Chui Yat House</u></p> <p>Generation from residents</p> <p>Number of population 1080 persons</p> <p>Unit flow 0.19 m³/person/day</p> <p>Estimated daily flow <u>205.20</u> m³/day</p> <p><u>Generation from Yuet Yat House</u></p> <p>Generation from residents</p> <p>Number of population 1080 persons</p> <p>Unit flow 0.19 m³/person/day</p> <p>Estimated daily flow <u>205.20</u> m³/day</p> <p><u>Generation from Sui Yat House</u></p> <p>Generation from residents</p> <p>Number of population 1080 persons</p> <p>Unit flow 0.19 m³/person/day</p> <p>Estimated daily flow <u>205.20</u> m³/day</p>	<p>Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 400. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).</p> <p>Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 400. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).</p> <p>Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 400. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).</p>
<p>I <u>Generation from Heung Yat House</u></p> <p>Generation from residents</p> <p>Number of population 864 persons</p> <p>Unit flow 0.19 m³/person/day</p> <p>Estimated daily flow <u>164.16</u> m³/day</p> <p><u>Generation from Chi Yat House</u></p> <p>Generation from residents</p> <p>Number of population 864 persons</p> <p>Unit flow 0.19 m³/person/day</p> <p>Estimated daily flow <u>164.16</u> m³/day</p> <p><u>Generation from Sin Yat House</u></p> <p>Generation from residents</p> <p>Number of population 864 persons</p> <p>Unit flow 0.19 m³/person/day</p> <p>Estimated daily flow <u>164.16</u> m³/day</p>	<p>Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).</p> <p>Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).</p> <p>Referred to Census and Statistics Department, average household size in Islands district: 2.7 persons; From property website, number of flats: 320. Referred to the planning unit flow for household - Public rental in Table T-1 of GESF(b).</p>
<p>J <u>Generation from Tung Chung Catholic School (Primary & Secondary Sections)</u></p> <p>Generation from educational activities</p> <p>Number of staff 130 persons</p> <p>Unit flow 0.28 m³/person/day</p> <p>Generation from students</p> <p>Number of students 1716 person</p> <p>Unit flow 0.04 m³/person/day</p> <p>Estimated daily flow <u>105.04</u> m³/day</p>	<p>From school website. Referred to the planning unit flow for Commercial employees + Commercial activities J11 - Community, Social & Personal Services in Table T-2 of GESF(b).</p> <p>From school website. Referred to the planning unit flow for School student in Table T-2 of GESF(b).</p>

I <u>Generation from Yat Tung Shopping Centre</u>			
Generation from retail shops			
Gross floor area	4033 m ²		From HeBROS records.
Worker density	3.5 persons/ 100m ² GFA		Referred to worker density for Retail Trade + All Types in Table 8 of CIFSUS(a).
Number of employees	142 persons		
Unit flow	0.28 m ³ /person/day		Referred to the planning unit flow for Commercial employees + Commercial activities J4 Wholesale & Retail in Table T-2 of GESF(b).
Estimated daily flow	<u>39.76</u> m ³ /day		
Generation from clinics & library			
Gross floor area	1117 m ²		From HeBROS records.
Worker density	3.3 persons/ 100m ² GFA		Referred to worker density for Community, Social & Personal Services + All Types in Table 8 of CIFSUS(a).
Number of employees	37 persons		
Unit flow	0.28 m ³ /person/day		Referred to the planning unit flow for Commercial employees + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow	<u>10.36</u> m ³ /day		
Generation from offices			
Gross floor area	210 m ²		From HeBROS records.
Worker density	3.4 persons/ 100m ² GFA		Referred to worker density for All economic activities + All Types in Table 8 of CIFSUS(a).
Number of employees	8 persons		
Unit flow	0.28 m ³ /person/day		Referred to the planning unit flow for Commercial employees + General - territorial average in Table T-2 of GESF(b).
Estimated daily flow	<u>2.24</u> m ³ /day		
Generation from restaurants & kitchens			
Gross floor area	2468 m ²		From HeBROS records.
Worker density	5.1 persons/ 100m ² GFA		Referred to worker density for Restaurant + All Types in Table 8 of CIFSUS(a).
Number of employees	126 persons		
Unit flow	1.58 m ³ /person/day		Referred to the planning unit flow for Commercial employees + Commercial activities J10 Restaurants & Hotels in Table T-2 of GESF(b).
Estimated daily flow	<u>199.08</u> m ³ /day		
Generation from banks			
Gross floor area	262 m ²		From HeBROS records.
Worker density	5.5 persons/ 100m ² GFA		Referred to worker density for Finance, Insurance, Real Estates & Business Services + All Types in Table 8 of CIFSUS(a).
Number of employees	15 persons		
Unit flow	0.08 m ³ /person/day		Referred to the planning unit flow for Commercial employees + Commercial activities J6 Finance, Insurance, Real Estates & Business Services in Table T-2 of GESF(b).
Estimated daily flow	<u>1.20</u> m ³ /day		
Total estimated daily flow	<u>252.64</u> m³/day		

(a) CIFSUS - "Commercial and Industrial Floor Space Utilization Survey" published by Planning Department (PlanD) in 2005

(b) GESF – "Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning" published by Environmental Protection Department (EPD) in 2005.

Appendix C

Flow Capacity Calculations

A. Estimated Pipe Capacity and Adequacy Check for the Existing Sewage System

Manhole Reference		Pipe segment	Length		Level (out)	Level (in)	d	A _w	P _w	R	s	n ^[1]	V	Q _c	Q _d	P _{CF} ^[2]	PF ^[3]	Q _p	Is Q _d > Q _p ?	% of capacity	Remark
Upstream	Downstream				mPD	mPD	m	m ²	m	m	-	m ^{1/3} s	m/s	m ³ /s	m ³ /day		-	m ³ /s	Y/N	%	
Downstream																					
FMH7057961	FMH7057962	A01 - A02	20.37		1.50	1.40	0.375	0.110	1.178	0.094	0.005	0.015	0.964	0.106	791	1.00	6	0.055	Y	52%	Qd = total flow from the Proposed Development, Yat Tung Estate Carpark No. 2, Heung Yat House, Chi Yat House, Sin Yat House, and Kan Yat House
FMH7057962	FMH7057963	A02- A03	10.80		1.40	1.34	0.375	0.110	1.178	0.094	0.006	0.015	1.026	0.113	791	1.00	6	0.055	Y	48%	Qd = flow from the previous segment A01-A02
FMH7057963	FMH7057964	A03 - A04	15.42		1.34	1.18	0.450	0.159	1.414	0.113	0.010	0.015	1.583	0.252	791	1.00	6	0.055	Y	22%	Qd = flow from the previous segment A02-A03
FMH7057964	FMH7057966	A04 - A05	4.36		1.18	1.15	0.450	0.159	1.414	0.113	0.007	0.015	1.289	0.205	791	1.00	6	0.055	Y	27%	Qd = flow from the previous segment A03-A04
FMH7057966	FMH7057967	A05 - A06	31.88		1.51	1.00	0.450	0.159	1.414	0.113	0.016	0.015	1.965	0.313	996	1.00	6	0.069	Y	22%	Qd = total flow from the previous segment A04-A05 and Kit Yat House
FMH7057967	FMH7057968	A06 - A07	17.62		1.00	0.90	0.450	0.159	1.414	0.113	0.006	0.015	1.170	0.186	1201	1.00	6	0.083	Y	45%	Qd = total flow from the previous segment A05-A06 and Po Yat House
FMH7057968	FMH7057969	A07 - A08	11.11		0.90	0.84	0.450	0.159	1.414	0.113	0.005	0.015	1.142	0.182	1201	1.00	6	0.083	Y	46%	Qd = flow from the previous segment A06-A07
FMH7057969	FMH7057970	A08 - A09	18.91		0.84	0.74	0.450	0.159	1.414	0.113	0.005	0.015	1.130	0.180	3447	1.00	4	0.160	Y	89%	Qd = total flow from the previous segment A07-A08, Tak Yat House, Him Yat House, Shun Yat House, Fuk Yat House, Luk Yat House, Ying Yat House, Yu Yat House, Chui Yat House, Yuet Yat House, Sui Yat House, Yat Tung Shopping Centre, and Tung Chung Catholic School.
FMH7057970	FMH7057971	A09 - A10	18.24		0.74	0.64	0.450	0.159	1.414	0.113	0.005	0.015	1.150	0.183	3447	1.00	4	0.160	Y	87%	Qd = flow from the previous segment A08-A09
FMH7057971	FMH7059081	A10 - A11	14.08		0.64	0.56	0.450	0.159	1.414	0.113	0.005	0.015	1.150	0.183	3447	1.00	4	0.160	Y	87%	Qd = flow from the previous segment A09-A10 Since slope of pipe segment A10-A11 is not provided in the drainage records, it is assumed to be the same as that of pipe segment A08-A09.
FMH7059081	FMH7044313	A11 - A12	26.73		0.56	0.40	0.450	0.159	1.414	0.113	0.006	0.015	1.212	0.193	3447	1.00	4	0.160	Y	83%	Qd = flow from the previous segment A10-A11 Since slope of pipe segment A11-A12 is not provided in the drainage records, the incoming and outcoming invert levels of manhole FMH7059081 are assumed to be the same.

Note

[1] Catchment Inflow factors, PCIF is referred to Table T-4 of Guidelines for Estimating Sewage Flows for Sewage Infrastructure Planning (GESF) published by EPD in 2005.

[2] As the contributing population of the proposed development between 1000 and 5000 people, peaking factor of 6 is adopted based on Table T-5 (including stormwater allowance) of GESF.

As the contributing population of the proposed development between 10000 and 50000 people, peaking factor of 4 is adopted based on Table T-5 (including stormwater allowance) of GESF.
#VALUE!

Legend

A_w = Wetted Area, m²

P_w = wetted perimeter, m

R = hydraulic radius (m) = A_w/P_w

s = slope of the total energy line

n = Manning's roughness coefficient, m^{1/3} s

V = Velocity of flow calculated based on Manning's Equation, m/s

Q_c = Flow Capacity, m³/s

Q_d = Estimated cumulative daily flow, m³/s

PF = Peaking Factor

P_{CF} = Catchment Inflow Factor

Q_p = Estimated cumulative peak flow, m³/s

Annex 2

Service Proposal by Potential Service Operator(s)

Proposal for Yat Tung Kindness Centre

Background

St. James' Settlement (SJS) was established in 1949 under Hong Kong Sheng Kung Hui. It is a multi-social service agency which provides high quality comprehensive service to meet the needs of our society, to enable the individuals to help themselves and others, and to build an integrated and harmonious community. As a social service organization, SJS always upholds the principle of serving ***"The Poor and the Weak"***. To date, SJS has 85 service points in the territory to serve more than 2.5 million person-times each year. Our target beneficiaries include children, teenagers, families, the elderly and people with disabilities.



The Tung Chung New Town in North Lantau was one of the previous Airport Core Programme projects to support the development of the Hong Kong International Airport. The new town's population is about 116,000 in Year 2021 and the population is relatively young with 71% are aged under 55. Upon completion of the extension, the Tung Chung New Town's total population will increase to about 310,000 in Year 2030. It reflects high demand in social service. Besides, in general, Islands District is ranked the 6th poorest districts among all and most of the low-income families located in Yat Tung area.

Since February 2009, the government funded non-governmental organizations to operate the short-term food assistance service for the deprived families. SJS People's Food Bank is the operator that provides food assistance service to Hong Kong Island and Outlying Islands (including Tung Chung). Till the end of October 2023, with reference to our service users' profile, Tung Chung is the top (40%) demanding areas among all. At this moment, SJS can only provide limited service due to the lack of premise in Tung Chung area.

Application for Welfare Leasing

- Location A, 5/F, Multi-storey Car Park 2, Yat Tung Estate, 8 Yat Tung Street, Tung Chung
- Leasable areas: 265m² (subject to final approval)

Proposed Name of Service Centre

- Yat Tung Kindness Centre

Objectives

- To enhance the quality of living of people in need by providing one-stop social service, including food assistance and other charity services
- To foster a caring community by encouraging mutual help

Services Nature

- Charity
- Community support

Service Targets

Those living at Tung Chung who are*:

- Individuals and families with low income or in financial hardship (mainly below 55% of Median Monthly Domestic Household Income)
- Unemployed
- Deprived elderly
- Deprived children and youth

** As the center is located at Yat Tung Estate, most of the users should be living at Yat Tung Estate and surrounding residential developments and walking to the center.*

Proposed Services

- Non-profit-making, charity-based services for the above service targets will be provided at the center with 50 service hours per week from Monday to Saturday. Programmes will be organized on Sundays and Public Holiday on irregular basis.
- Basic staff establishment will be 2 Social Workers, 2 Project Officers, 1 Administrative Assistant and 1 Part-time Amah.
- Actual services to be provided will be subjected to the funding sources and service demand.
- Funding sources are mainly come from donations from individuals, corporates, foundations or funding from non-governmental funding bodies.
- Food bank service will be free of charge.
- Other related services will be charged at nominal rate or with deposit to guarantee the attendances and resources not being wasted.
- In general, each session of indoor program will be charged from \$0 to \$50 per person while outdoor activities will be charged \$0 to \$100 per person per session depending on donation received and programme nature.
- All the food bank users are required to conduct eligibility assessment before receiving the services. They need to make appointments before getting food packs from the center in order to avoid crowd environment in the center.

Rationale	Proposed Services	Anticipated Capacity in Centre	No. of Sessions (yearly)	No. of Attendances (yearly)
<ul style="list-style-type: none"> - Higher number of populations in Tung Chung - High demand for food assistance - High food cost in Tung Chung - Support the needy who are not receiving subvented short-term food assistance service 	Short-term Food Assistance Service: <ul style="list-style-type: none"> - Food packs - Milk powder - Nutrition packs - E-platforms of food assistance programmes (CharityToday, FOOD-CO) - Meal / supermarket coupons - Pre-cooked meal boxes (if site allowed) 	30	480	8,640
<ul style="list-style-type: none"> - Further provide extended one-stop service for low-income food bank users already reached - Provide community resources to food bank users for community integration and better access to public services - Build up social capital of food bank users which is one of the ways to reduce poverty 	Community Support Service: Centre acts as a hub for users freely access to play, chat and share community resources and information	15	480	4,320
	<ul style="list-style-type: none"> - Outings and festival celebration activities 		6	200
	<ul style="list-style-type: none"> - Social and recreational programmes for networking and potential development, e.g. interest classes, tea gathering, etc. 		48	384
	<ul style="list-style-type: none"> - Health talks 		4	80
	<ul style="list-style-type: none"> - Nutrition programmes 		20	160
	<ul style="list-style-type: none"> - Exercises classes to improve health 		20	160
	<ul style="list-style-type: none"> - Parenting skills workshops 		12	96
	<ul style="list-style-type: none"> - Community visits to Hong Kong/ Tung Chung different places 		6	60

<ul style="list-style-type: none"> - High service demand for this service in Yat Tung and surrounding estates, like Mun Tung Estate due to the increasing population of young low-income families in the district - Relieve carers' pressure and encourage them to join the workforce 	Carers' Service for low-income families: <ul style="list-style-type: none"> - Carer mutual support groups 	14	12	96
	<ul style="list-style-type: none"> - Wellness programmes to reduce stress, e.g. exercises, meditation, art programmes 		12	96

Updated on 6 Feb 2024

☒Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Sheldon Ming Sum NG/PLAND

寄件者: Amy Kwong <amykwong@planplus.hk>
寄件日期: 2024年02月09日星期五 15:05
收件者: tpbpd/PLAND
副本: Kennith; Sheldon Ming Sum NG/PLAND; Kirstie Yuk Ling LAW/PLAND
主旨: Re: Planning Application No. A/I-TCTC/65 - (Re)Submission of 5th Further Information (FI5)
附件: Replacement Page from A_I-TCTC_65_20240209_FI5_revised_(1).pdf

重要性: 高

類別: Internet Email

Dear Sir/Madam,

On behalf of the applicant, we herewith submit a replacement page of the captioned FI for your handling.

Thank you.

Best Regards,
Amy KWONG

Assistant Town Planner

PlanPlus Consultancy Limited 思雋顧問有限公司

Room 1025, 10/F, Phase 1, Metro Centre, 32 Lam Hing Street, Kowloon Bay, Kowloon, Hong Kong

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Be carbon conscious. Please consider our environment before printing this email.

[Folder Ref.: PLG-10095]

From: Amy Kwong

Sent: Wednesday, February 7, 2024 4:18 PM

To: tpbpd@pland.gov.hk <tpbpd@pland.gov.hk>

Cc: Kennith <kennith@planplus.hk>; smsng@pland.gov.hk <smsng@pland.gov.hk>; kyllaw@pland.gov.hk <kyllaw@pland.gov.hk>

Subject: Planning Application No. A/I-TCTC/65 - (Re)Submission of 5th Further Information (FI5)

Dear Sir/Madam,

We, on behalf of the Applicant, would like to submit the Further Information (“FI”) of the captioned application for the Board’s consideration. Kindly refer to the Covering Letter (our ref: PPC/PLG/10095/L011) as attached.

☒Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy ☐Confidential

Please note that the soft copy of the FI will be uploaded to the Board's designated OneDrive whilst the 4 hard copies will be despatched to your office shortly.

Should you have any queries, please do not hesitate to contact Mr Kenneth CHAN or the undersigned at 2329 8092 or 8198 9632.

Best Regards,

Amy KWONG

Assistant Town Planner

PlanPlus Consultancy Limited 思雋顧問有限公司

Room 1025, 10/F, Phase 1, Metro Centre, 32 Lam Hing Street, Kowloon Bay, Kowloon, Hong Kong

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[Folder Ref.: PLG-10095]

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses																																				
1. Comments from Lands Department received on 19.1.2024 (LandsD Officer: Mr Leo YIP, Tel: 2852 4236)																																						
1.	<p><u>GFA Calculation</u></p> <p>1. It is noted that the Applicant has attached a revised GFA Calculation Table at Annex 1 of the 3rd FI and confirmed that an application would be submitted to LandsD upon approval of the planning application.</p> <p>2. However, there are mistakes in the Non-domestic GFA (Not more than 32,420 m2), Non-Domestic PR (0.211) and Changes (+1.5% and +1.3%) in the revised GFA Calculation Table comparing with the existing development. The Applicant should clarify the said discrepancies.</p> <p>3. The drawing in Annex 1 highlighted the conversion areas under the Application, i.e. Multimedia Training Centre Area of 424 m2, Training Centre (Café) Area of 212 m2 and Social Welfare Facilities Area of 265 m2. The total areas of these premises is 901 m2 which is different from the proposed additional GFA of 1,211 m2. The Applicant should clarify the discrepancy.</p>	<p>Please find a revised GFA Calculation Table to supersede that attached at Annex 1 of the 3rd FI as herewith attached as below. The mistakes in GFA and PR change are rectified.</p> <p>The area shown in the drawing at Annex 1 of the 3rd FI with a total of 901m² refers to the Usable Floor Area of the Application Premises whereas the GFA of the Application Premises remains 1,211 m².</p> <p>Revised GFA Table under Lease</p> <table><tr><th>Parameters</th><th>Existing Development</th><th>Proposed Scheme</th><th>Change</th></tr><tr><td>Site Area of Yat Tung Estate</td><td>153,312.000m²</td><td>153,312.000m²</td><td>-</td></tr><tr><td>Domestic GFA of Yat Tung Estate</td><td>Not more than 703,500m²</td><td>Not more than 703,500m²</td><td>-</td></tr><tr><td>Domestic PR of Yat Tung Estate</td><td>4.589</td><td>4.589</td><td>-</td></tr><tr><td>Non-domestic GFA of Yat Tung Estate</td><td>Not more than 32,209m²</td><td>Not more than 33,420m²</td><td>+1,211m² (+3.8%)</td></tr><tr><td>- Commercial Facilities</td><td>- 22,221m²</td><td>- 22,221m²</td><td>-</td></tr><tr><td>- Welfare Facilities</td><td>- 5,072m²</td><td>- 6,283m²</td><td>+1,211m² (+23.9%)</td></tr><tr><td>- Other Facilities</td><td>- 4,916m²</td><td>- 4,916m²</td><td>-</td></tr><tr><td>Non-Domestic PR</td><td>0.210</td><td>0.218</td><td>+0.008 (+3.8%)</td></tr></table>	Parameters	Existing Development	Proposed Scheme	Change	Site Area of Yat Tung Estate	153,312.000m ²	153,312.000m ²	-	Domestic GFA of Yat Tung Estate	Not more than 703,500m ²	Not more than 703,500m ²	-	Domestic PR of Yat Tung Estate	4.589	4.589	-	Non-domestic GFA of Yat Tung Estate	Not more than 32,209m ²	Not more than 33,420m ²	+1,211m ² (+3.8%)	- Commercial Facilities	- 22,221m ²	- 22,221m ²	-	- Welfare Facilities	- 5,072m ²	- 6,283m ²	+1,211m ² (+23.9%)	- Other Facilities	- 4,916m ²	- 4,916m ²	-	Non-Domestic PR	0.210	0.218	+0.008 (+3.8%)
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Non-Domestic PR	0.210	0.218	+0.008 (+3.8%)																																			
2.	<p><u>Land Administration</u></p> <p>4. I would like to reiterate that the application premises is within TCTL 30 ("the Lot") which is held under a Government Lease for the purpose of</p>	Noted.																																				



Date : 15th March 2024
Our Ref. : PPC/PLG/10095/L013

Town Planning Board Secretariat,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

**Proposed Training Centre and Eating Place in “Residential (Group A)” Zone at
Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories
(Planning Application No. A/I-TCTC/65 under Section 16 of the Town Planning Ordinance)**

Submission of Further Information 6

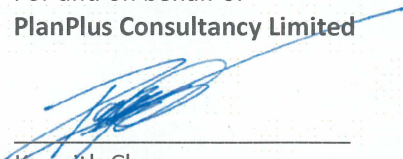
In responses to the comments from relevant departments received in February and March 2024, we submit herewith, on behalf of the Applicant, 4 hard copies of the Further Information (“FI”) in support of the captioned application, for the consideration of the Town Planning Board (“the Board”). The enclosed materials in the current submission include:

- **Responses-to-Comments Table**
- **Annex 1** – Information on Yat Tung Car Park Privileges and Redemption
- **Annex 2** – 5/F Parking Layout Plan with the Re-provided 5 Nos. of Motorcycle Parking Spaces
- **Annex 3** – Revised Sewerage Impact Assessment (Replacement Pages Only)

Please be informed that the soft copy of the FI will be uploaded to the Board’s Share Point. The above submission does not result in a material change of the nature of the captioned application.

Should you have any queries, please do not hesitate to contact the undersigned at 2329 8092. Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited


Kennith Chan
Managing Director

Encl. As above
c.c. Mr Sheldon NG (Town Plnr/Islands 6, PlanD) - by Email
Ms Kirstie LAW (Sr Town Plnr/Islands 2, PlanD) - by Email
The Applicant – by Email

**Section 16 Application for Proposed Training Centre and Eating Place in
"Residential (Group A)" Zone at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories**

Planning Application No. A/I-TCTC/65

Further Information 6

March 2024

Reference : PPC-PLG-10095

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Transport Department received on 27.2.2024 (TD Officer: Mr Raymond LEE, Tel: 2399 2423)		
1.	Based on the further information provided by the applicant, it is noted that there is a surplus of private car parking spaces of Yat Tung Estate car parks to accommodate the parking demand in the vicinity after removal of the 42 private car parking spaces.	Noted.
2.	However, illegal on-street parking, particularly for motorcycles, is observed in the vicinity. This office has also received public requests including LegCo members to provide additional motorcycle parking spaces just outside Yat Tung Estate.	<p>It is understood that illegal on-street parking condition already exists not only in the vicinity of Yat Tung Estate but also in Tung Chung New Town for a period of time and is not induced by our proposed conversion under this Planning Application.</p> <p>The Applicant also arranged a site visit with District Councilor Mr. Yip Pui Kei on 12 March 2024 to discuss about the Planning Application. Mr. Yip concurred that illegal on-street parking of motorcycles is not incurred due to this Planning Application and confirmed no objection to the proposed conversion under this Planning Application. In addition, based on the public comments received, this Planning Application is supported by the general public.</p> <p>At present, there are privileges and redemption for Yat Tung car park (1 hour free parking for \$200 spent at Yat Tung Shopping Centre) similar to other Link car parks to attract and increase the utilization rate of car park (see Annex 1). Nonetheless, the Applicant will continue to explore ways to increase the utilization rate of car park in the future.</p>
3.	In view of the above, while we have no objection to the proposed conversion, the applicant should convert some other private car parking spaces in Yat Tung Estate car parks to motorcycle parking spaces to meet the demand. With reference to the illegal parking condition (Table 4.2 refers), on top of the existing motorcycle parking spaces at least 40 motorcycle parking spaces should be provided.	Nonetheless, in order not to affect the existing provision of motorcycle parking spaces inside the carpark of Yat Tung Estate, those 5 nos. of motorcycle parking spaces affected by proposed conversion will be properly re-provided without affecting parking of adjacent private car parking spaces which is illustrated diagrammatically in Annex 2 attached.

Item	Departmental Comments	Applicant's Responses
4.	The revised proposal of car parking spaces conversion considering the above shall be advised to this department for further review.	Noted. The Applicant undertakes to review the parking layout plan and explore the possibility of placing more motorcycle parking spaces in the future when opportunities arise.
2. Comments from Environmental Protection Department 11.3.2024 (EPD Officer: Ms. Tiffany CHEUNG, Tel: 2835 1836)		
1.	<p>We have no major comment on the revised pages of the SIA. Having said that, please advise the project proponent to take note our observation below.</p> <p>(i) Section 4.1 and Appendix B: The unit flow factor for trainer of cafe business should be 0.28m3/person/day rather than 0.028m3/person/day. Please amend the calculation and related paragraphs for consistency.</p>	Noted. The unit flow factor has been revised accordingly. Please refer to the updated Section 4.1 and Appendix B in Annex 3 .
3. Comments from Social Welfare Department 11.3.2024 (SWD Officer: Ms. Annie LAM, Tel: 2116 2504)		
1.	<p>According to the service proposal by potential service operator(s) in Annex 2 of the 5th further information, St. James' Settlement (SJS) has proposed to set up Yat Tung Kindness Centre at the captioned premises with the services targets including individuals and families with low income or in financial hardship, unemployed, deprived elderly, and deprived children and youth. The proposed services are (i) Short-term Food Assistance Service (food bank), (ii) Community Support Service and (iii) Carers' Service.</p> <p>For (i) Short-term Food Assistance Service (food bank), given that the proposed "food bank" of SJS in the updated service proposal is in line with the government's policy on promoting a caring community and may complement the subvented Short-term Food Assistance Service (STFAS) as well as address the district needs in view of some low-income families residing in the public rental housing estates in Tung Chung, our comments dated 19.1.2024 @17:21 supporting this proposed food bank, on condition that it should have no financial implication, both capital and recurrent, to Social Welfare</p>	Noted. The terminology issue has been conveyed to SJS in advance.

Item	Departmental Comments	Applicant's Responses
	<p>Department (SWD) remain valid. To avoid any confusion between the SWD subvented STFAS and the proposed self-financing food bank service, SJS is suggested not to use the term "Short-term Food Assistance Service" in the proposed service (P.3 of Annex 2).</p> <p>For (ii) Community Support Service, with the elderly as one of the service targets, we support the Community Support Service as enhancing the support to the elderly in the community is in line with the Government Policy.</p> <p>For (iii) Carers' Service, it is not under social welfare ambit, we are not in a position to comment.</p>	

Annex 1

Information on Yat Tung Car Park Privileges and Redemption



Free Parking Programme

Valid till 31 Dec, 2027

From Monday to Sunday, from 10:00 am to 9:30 pm (according to vehicle entry time), "Link Up" members can enjoy 1 hour free parking by using at most 2 machine printed receipt from shopping centre and or wet market (if applicable) with total spending of \$200 or more at the related Car Parks. (*Shopper must present member ID in "Link UP" Apps to enjoy the above offer)

DETAILS

From Monday to Sunday, from 10:00 am to 9:30 pm (according to vehicle entry time), "Link Up" members can enjoy 1 hour free parking by using at most 2 machine printed receipt from shopping centre and or wet market (if applicable) with total spending of \$200 or more at the related Car Parks. (*Shopper must present member ID in "Link UP" Apps to enjoy the above offer)

*Customer is required to present the original cardholder copy of electronic payment (including EPS, credit card, Octopus & etc) receipts

*Free parking is extended for 2 extra hour for hourly patrons who are eligible for our free parking program by spending up to a designated amount provided that one of the receipts presented is issued by any food and beverage tenants of the Shopping Mall

EV Free Parking Privilege

Successful registrants of the privilege must enter the designated car parks by using the pre-registered Octopus Card and redeem 1 hour free parking from 10:00 to 21:30 at the customer service counter by presenting a machine-printed receipt made at the corresponding shopping centre of the designated car parks.

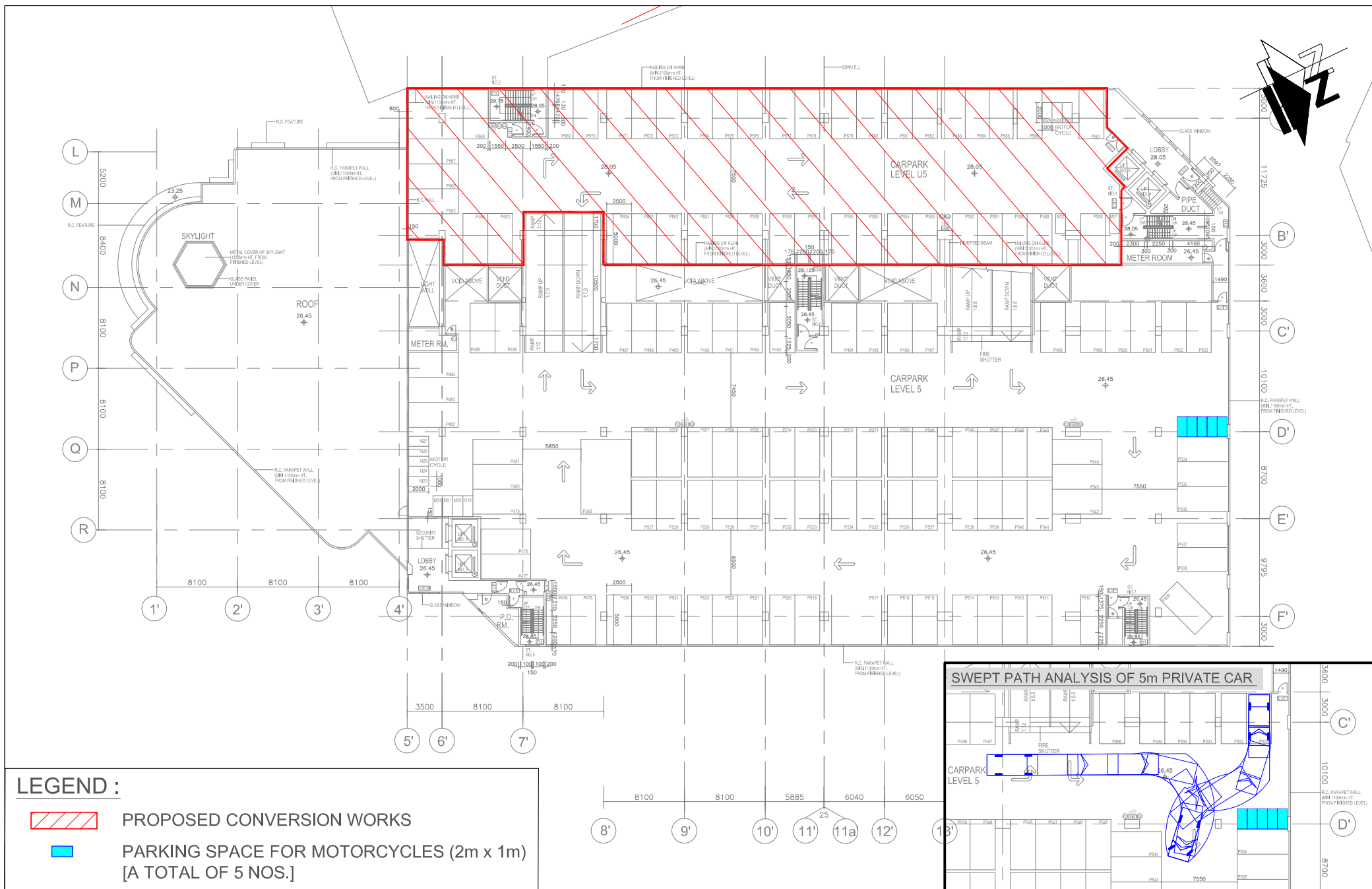
*The offer is eligible for private cars only, cannot be used together with other privilege

*Subject to the [terms and conditions](#)

The car parks are subject to user restrictions under the relevant government lease and / or deed of mutual covenants, for details, please observe the conditions of parking and any changes or additions thereto imposed from time to time displayed at the entrance of the relevant car park.

Annex 2

5/F Parking Layout Plan with the Re-provided 5 Nos. of Motorcycle Parking Spaces



Annex 2

Revised Sewerage Impact Assessment (Replacement Pages Only)

4 Results and Discussion

4.1 Capacity of Sewers

The total estimated flow of the Proposed Development is approximately 26.44m³/day. The proposed final discharge point from the Site will be connected to the existing 375mm-diameter sewer at manhole A01 (refer to Figure 3.1).

The capacity of each segment for the concerned downstream sewers (i.e., segments A01 to A12 as shown in Figure 3.1) between each manhole has been evaluated. The percentage of used capacity for the concerned sewers ranges from 22% to 89%. Estimation of the flows and capacities are detailed in Appendix B and Appendix C, respectively.

Table 4.1 Estimation of Existing Pipe Capacities

Pipe Segment	Diameter, m	Flow Capacity, m ³ /s	Estimated Peak Flow, m ³ /s	Used Capacity
A01 - A02	0.375	0.106	0.055	52%
A02- A03	0.375	0.113	0.055	48%
A03 - A04	0.450	0.252	0.055	22%
A04 - A05	0.450	0.205	0.055	27%
A05 - A06	0.450	0.313	0.069	22%
A06 - A07	0.450	0.186	0.083	45%
A07 - A08	0.450	0.182	0.083	46%
A08 - A09	0.450	0.180	0.160	89%
A09 - A10	0.450	0.183	0.160	87%
A10 - A11	0.450	0.183	0.160	87%
A11 - A12	0.450	0.193	0.160	83%

Notes:

- The Manning's roughness coefficient (n=0.015) is adopted for the "fair" condition of vitrified sewer pipe

Base on the assessment results presented in Appendix C, all segments of sewage pipes will have enough capacity to cater with the estimated peak discharge flows.

As such, there will be no adverse sewerage impact arising from the proposed development and hence no upgrading works on the existing sewage network will be required.

<u>Estimation of Daily Flow from the Proposed Development</u>		<u>Remark</u>
<u>Generation from Social Welfare Facilities</u>		
Generation from Food Bank		
Number of Staff	30 persons	Information from Project Architect.
Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow	<u>8.40</u> m ³ /day	
Generation from Community Support Service		
Number of Staff	15 persons	Information from Project Architect.
Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow	<u>4.20</u> m ³ /day	
Generation from Carer Service		
Number of Staff	14 persons	Information from Project Architect.
Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow	<u>3.92</u> m ³ /day	
<u>Generation from Training Centre</u>		
Generation from Café Business Training		
Number of trainee	12 persons	Information from Project Architect.
Unit flow	0.04 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
Estimated daily flow	<u>0.48</u> m ³ /day	
Number of trainer	1 persons	Information from Project Architect.
Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow	<u>0.28</u> m ³ /day	
Generation from Office		
Number of staff	7 persons	Information from Project Architect.
Unit flow	0.28 m ³ /person/day	Referred to the planning unit flow for Commercial employee + Commercial activities J11 Community, Social & Personal Services in Table T-2 of GESF(b).
Estimated daily flow	<u>1.96</u> m ³ /day	
Generation from Training Rooms		
Number of trainee	70 persons	Information from Project Architect.
Unit flow	0.04 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
Estimated daily flow	<u>2.80</u> m ³ /day	
Generation from Creative Studio		
Number of trainee	110 persons	Information from Project Architect
Unit flow	0.04 m ³ /person/day	Referred to the planning unit flow for School student in Table T-2 of GESF(b).
Estimated daily flow	<u>4.40</u> m ³ /day	
Total estimated daily flow	26.44 m ³ /day	

Date : 20th March 2024
Our Ref. : PPC/PLG/10095/L014

Town Planning Board Secretariat,
Town Planning Board,
15/F, North Point Government Offices,
333 Java Road, North Point,
Hong Kong

Attention: The Secretary of the Town Planning Board

By Email & By Hand

Dear Sir/Madam,

**Proposed Training Centre and Eating Place in “Residential (Group A)” Zone at
Portion of 5/F of Yat Tung Car Park No.2, 8 Yat Tung Street, Tung Chung, New Territories
(Planning Application No. A/I-TCTC/65 under Section 16 of the Town Planning Ordinance)**

Submission of Further Information 7


In response to the comments received from the Social Welfare Department on 19.3.2024, we submit herewith, on behalf of the Applicant, 4 hard copies of the Further Information (“FI”) in support of the captioned application, for the consideration of the Town Planning Board (“the Board”). The enclosed materials in the current submission include:

- **Responses-to-Comments Table**
- **Annex 1** – Revised Service Proposal by the Service Operator

Please be informed that the soft copy of the FI will be uploaded to the Board’s Share Point. The above submission does not result in a material change of the nature of the captioned application.

Should you have any queries, please do not hesitate to contact the undersigned at [REDACTED] or our Kenneth Chan at [REDACTED]. Thank you for your kind attention.

Yours faithfully,
For and on behalf of
PlanPlus Consultancy Limited



Natalie Wong
Assistant Town Planner / Assistant Manager

Encl. As above
c.c. Ms Kirstie LAW (Sr Town Plnr/Islands 2) - by Email
Mr Sheldon NG (Town Plnr/Islands 6) - by Email
The Applicant – by Email

**Section 16 Application for Proposed Training Centre and Eating Place in
"Residential (Group A)" Zone at Portion of 5/F of Yat Tung Car Park No.2,
8 Yat Tung Street, Tung Chung, New Territories**

Planning Application No. A/I-TCTC/65

Further Information 7

March 2024

Reference : PPC-PLG-10095

Responses-to-Comments

Item	Departmental Comments	Applicant's Responses
1. Comments from Social Welfare Department 19.3.2024		
	For (iii) Carers' Service for low-income families, we would like to further clarify with the NGO the specific target participants from low-income families for the "Carers' Service" (say carers of the children, elderly or persons with disabilities?) so that it can be forwarded to the parties concerned for providing appropriate feedback	Noted. The target participants have been stated in the revised service proposal as attached in Annex 1 . Please refer to the text highlighted in green for your information.

Annex 1

Revised Service Proposal by the Service Operator

Proposal for Yat Tung Kindness Centre

Background

St. James' Settlement (SJS) was established in 1949 under Hong Kong Sheng Kung Hui. It is a multi-social service agency which provides high quality comprehensive service to meet the needs of our society, to enable the individuals to help themselves and others, and to build an integrated and harmonious community. As a social service organization, SJS always upholds the principle of serving ***"The Poor and the Weak"***. To date, SJS has 85 service points in the territory to serve more than 2.5 million person-times each year. Our target beneficiaries include children, teenagers, families, the elderly and people with disabilities.



The Tung Chung New Town in North Lantau was one of the previous Airport Core Programme projects to support the development of the Hong Kong International Airport. The new town's population is about 116,000 in Year 2021 and the population is relatively young with 71% are aged under 55. Upon completion of the extension, the Tung Chung New Town's total population will increase to about 310,000 in Year 2030. It reflects high demand in social service. Besides, in general, Islands District is ranked the 6th poorest districts among all and most of the low-income families located in Yat Tung area.

Since February 2009, the government funded non-governmental organizations to operate the short-term food assistance service for the deprived families. SJS People's Food Bank is the operator that provides food assistance service to Hong Kong Island and Outlying Islands (including Tung Chung). Till the end of October 2023, with reference to our service users' profile, Tung Chung is the top (40%) demanding areas among all. At this moment, SJS can only provide limited service due to the lack of premise in Tung Chung area.

Application for Welfare Leasing

- Location A, 5/F, Multi-storey Car Park 2, Yat Tung Estate, 8 Yat Tung Street, Tung Chung
- Leasable areas: 265m² (subject to final approval)

Proposed Name of Service Centre

- Yat Tung Kindness Centre

Objectives

- To enhance the quality of living of people in need by providing one-stop social service, including food assistance and other charity services
- To foster a caring community by encouraging mutual help

Services Nature

- Charity
- Community support

Service Targets

Those living at Tung Chung who are*:

- Individuals and families with low income or in financial hardship (mainly below 55% of Median Monthly Domestic Household Income)
- Unemployed
- Deprived elderly
- Deprived children and youth

** As the center is located at Yat Tung Estate, most of the users should be living at Yat Tung Estate and surrounding residential developments and walking to the center.*

Proposed Services

- Non-profit-making, charity-based services for the above service targets will be provided at the center with 50 service hours per week from Monday to Saturday. Programmes will be organized on Sundays and Public Holiday on irregular basis.
- Basic staff establishment will be 2 Social Workers, 2 Project Officers, 1 Administrative Assistant and 1 Part-time Amah.
- Actual services to be provided will be subjected to the funding sources and service demand.
- Funding sources are mainly come from donations from individuals, corporates, foundations or funding from non-governmental funding bodies.
- Food bank service will be free of charge.
- Other related services will be charged at nominal rate or with deposit to guarantee the attendances and resources not being wasted.
- In general, each session of indoor program will be charged from \$0 to \$50 per person while outdoor activities will be charged \$0 to \$100 per person per session depending on donation received and programme nature.
- All the food bank users are required to conduct eligibility assessment before receiving the services. They need to make appointments before getting food packs from the center in order to avoid crowd environment in the center.

Rationale	Proposed Services	Anticipated Capacity in Centre	No. of Sessions (yearly)	No. of Attendances (yearly)
<ul style="list-style-type: none"> - Higher number of populations in Tung Chung - High demand for food assistance - High food cost in Tung Chung - Support the needy who are not receiving subvented short-term food assistance service 	Food Bank Service: <ul style="list-style-type: none"> - Food packs - Milk powder - Nutrition packs - E-platforms of food assistance programmes (CharityToday, FOOD-CO) - Meal / supermarket coupons - Pre-cooked meal boxes (if site allowed) 	30	480	8,640
<ul style="list-style-type: none"> - Further provide extended one-stop service for low-income food bank users already reached - Provide community resources to food bank users for community integration and better access to public services - Build up social capital of food bank users which is one of the ways to reduce poverty 	Community Support Service: Centre acts as a hub for users freely access to play, chat and share community resources and information	15	480	4,320
	<ul style="list-style-type: none"> - Outings and festival celebration activities 		6	200
	<ul style="list-style-type: none"> - Social and recreational programmes for networking and potential development, e.g. interest classes, tea gathering, etc. 		48	384
	<ul style="list-style-type: none"> - Health talks 		4	80
	<ul style="list-style-type: none"> - Nutrition programmes 		20	160
	<ul style="list-style-type: none"> - Exercises classes to improve health 		20	160
	<ul style="list-style-type: none"> - Parenting skills workshops 		12	96
	<ul style="list-style-type: none"> - Community visits to Hong Kong/ Tung Chung different places 		6	60

<ul style="list-style-type: none"> - High service demand for this service in Yat Tung and surrounding estates, like Mun Tung Estate due to the increasing population of young low-income families in the district - Carers of the children including parents and grandparents are the main target - Relieve carers' pressure and encourage them to join the workforce 	Carers' Service for low-income families: <ul style="list-style-type: none"> - Carer mutual support groups with knowledge sharing, emotional support and referral to community resources 	14	12	96
	<ul style="list-style-type: none"> - Wellness programmes to reduce stress, e.g. exercises, meditation, art programmes 		12	96

Updated on 19 Mar 2024

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230620-113549-76598

提交限期

Deadline for submission:

11/07/2023

提交日期及時間

Date and time of submission:

20/06/2023 11:35:49

有關的規劃申請編號

The application no. to which the comment relates:

A/I-TCTC/65

「提意見人」姓名/名稱

Name of person making this comment:

女士 Ms. Connie Ng

意見詳情

Details of the Comment :

東涌食物銀行服務需求殷切, 而現時機構只向2間教會借地方提供服務, 地方不勝應付區內需求, 故贊成改變停車場用地, 以作食物銀行提供服務之用。

2

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

230629-153233-98601

提交限期

Deadline for submission:

11/07/2023

提交日期及時間

Date and time of submission:

29/06/2023 15:32:33

有關的規劃申請編號

The application no. to which the comment relates:

A/I-TCTC/65

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. Leo Leung

意見詳情

Details of the Comment :

I support for the proposal

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/I-TCTC/65


意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

東涌區正在進一步發展，並預計於 5-10 年間，人口將增至 20 萬。區內針對青少年的支援服務相對不足。早期遷入東涌的小朋友們已長大成人，部分因家庭問題或未能適應社會而成為隱青、夜青，無法投身社會。規劃將提供青少年職業培訓，有望能協助青少年早日學得一技之長，重投社會，自食其力。

本人深信是項規劃將為東涌區內青年社群帶來適切協助，因此極力支持此計劃。

「提意見人」姓名/名稱 Name of person/company making this comment 方龍飛

簽署 Signature  日期 Date 04/07/2023



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致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

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意見詳情 (如有需要，請另頁說明)

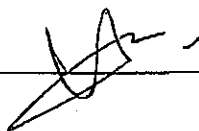
Details of the Comment (use separate sheet if necessary)

支持有關方案

「提意見人」姓名/名稱 Name of person/company making this comment

梁耀明

簽署 Signature



日期 Date

4/7/2023



Advisory Clauses

1. to note the comments of the Director of Food and Environmental Hygiene (DFEH) that if there is any services or other activities to be provided for the public at the premises, which are regulated by the DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) or other relevant legislation(s), proper licence / permit issued by this Department is required. Based on the information provided, should the premise concerned is used for operation of a food business involving preparation of food and drinks for consumption by the public on the premise with seating accommodation, a restaurant licence (e.g. General Restaurant / Light Refreshment Restaurant licence) issued by the Food and Environmental Hygiene Department is required. For more details about the application for a restaurant licence, please visit our official website at <https://www.fehd.hksarg/english/licensing/index.html> “Guide to Application for Licences”.
2. to note the comment of the Director of Fire Services that any proposal with the nature of School, Child Care Centre, Residential Care Home for the Elderly and Residential Care Home for Persons with Disabilities, the height restrictions as stipulated in the respective Regulations and Code of Practice shall be observed.
3. to note the comments of the Director of Electric and Mechanical Services that in the interests of public safety and ensuring the continuity of electricity supply, the parties concerned with planning, designing, organizing and supervising any activity near the underground cable under the mentioned document should approach the electricity supplier (i.e. CLP Power) for the requisition of cable plans to find out whether there is any underground cable within and/or in the vicinity of the concerned site. They should also be reminded to observe the Electricity Supply Lines (Protection) Regulation and the “Code of Practice on Working near Electricity Supply Lines” established under the Regulation when carrying out works in the vicinity of the electricity supply lines.
4. to note the comments of Head of Independent Checking Unit, Housing Bureau that -
 - (a) the following issues should be addressed when making application for approval of plans for the carrying out of building works under the Buildings Ordinance:
 - i. according to as-built drawings, there is no accountable Gross Floor Area (GFA) at level U5. The proposed food bank and training centre will result for an increase in GFA and Plot Ratio (PR). You are reminded to demonstrate the addition of GFA and ensure the permissible PR is not exceeded;

- ii. adequate exit doors and exit routes should be provided in accordance with Code of Practice for Fire Safety in Buildings 2011 due to increase in occupant capacity in Level U5;
 - iii. according to as-built drawings, required staircase no.6 is serving carpark level 5 on fifth floor only. The proposed access from level U5 with protected lobbies should comply with Code of Practice for Fire Safety in Buildings 2011;
 - iv. adequate fire resisting construction of the fire barriers with slabs and enclosure walls for the proposed food bank and training centre should be provided and any openings through a fire barrier should be protected and comply with Code of Practice for Fire Safety in Buildings 2011;
 - v. adequate fire resisting separation between the proposed food bank & training centre and other uses of carpark should be provided and comply with Code of Practice for Fire Safety in Buildings 2011;
 - vi. provision of fireman's lift such that no part of the floor served should be more than 60m from the door of the lift lobby in accordance with Code of Practice for Fire Safety in Buildings 2011;
 - vii. provision of access and facilities for person with a disability including but not limited to accessible toilet in accordance with Building (standards of Sanitary Fitments, Plumbing, Draining Works and Latrines) Regulations; and
 - viii. provision of neutralizing tank/petrol interceptor for the draining of car repair area under Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations and Environmental Protection Department requirements.
- (b) compliance with relevant lease conditions and the Deed of Mutual Covenant should be ensured. Attention is drawn to the Buildings Ordinance s14(2). If the proposed building works consist of any non-exempted works other than Minor Works, formal submission of plans to the Independent Checking Unit by an Authorized Person (AP) will be required, and prior approval and consent shall be obtained before commencement of the works. If the proposed building works consist of any works that are designated as Minor Works under the Building (Minor Works) Regulations, proper submission shall also be made to the Independent Checking Unit by a Prescribed Building Professional and/or Prescribed Registered Contractor.
5. to note the comment of Commissioner for Transport to work out measures to address the illegal parking of motorcycles as identified in the application.